

FLETCHER PLACE HISTORIC AREA PRESERVATION PLAN



HISTORIC AREA PRESERVATION PLAN 13

FLETCHER PLACE

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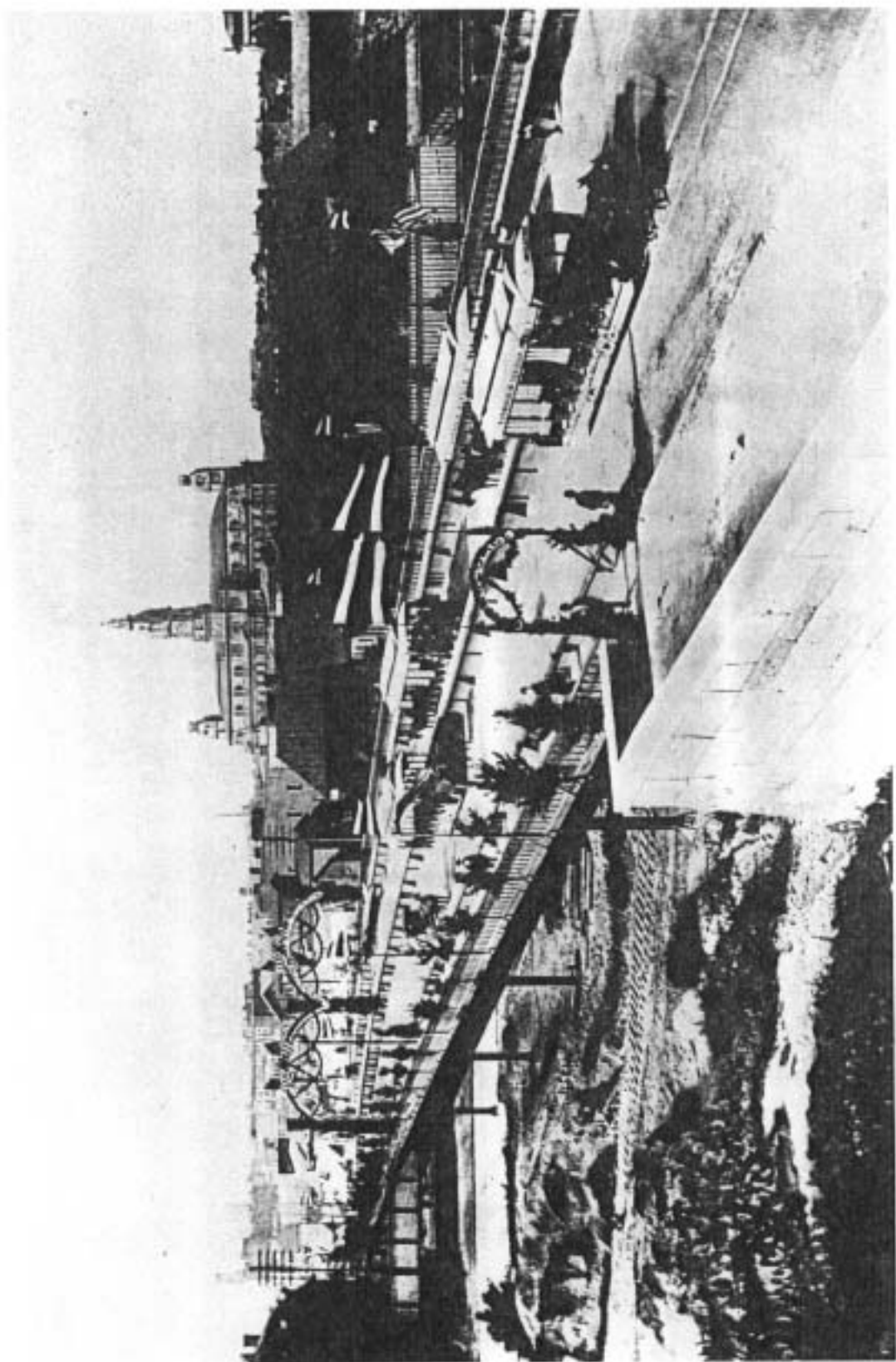
A part of the
Comprehensive Plan for Marion County

December 1980

Prepared by:

Indianapolis Historic Preservation Commission
Indianapolis, Marion County, Indiana
Restoration, Preservation, Architecture, Inc.
Indianapolis, Indiana
Consultants

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View from the Virginia Avenue Viaduct Looking toward the Marion County Courthouse, c. 1890
W.M. Bass Photo Company

FOREWORD

Historic preservation concerns for Fletcher Place are based in our city's growing awareness that Indianapolis contains a number of neighborhoods both historically and architecturally significant as well as economically valuable.

The lack of investment in our older neighborhoods and structures has often been followed by the bulldozer. In most cases, this situation has left us with empty lots, a reduced tax base, and little else. Our cities can be an exciting place to live if they combine structures and spaces reflecting our heritage with an atmosphere that encourages a dynamic future.

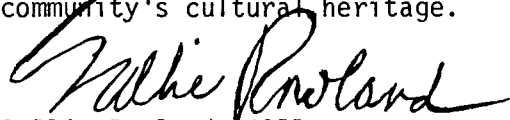
Government cannot accomplish widespread urban conservation projects without the cooperation and participation of the private sector. In the case of Fletcher Place, the city government's primary contribution is to provide a hospitable climate for the rehabilitation of the neighborhood. The success of this rehabilitation through preservation will depend on a variety of factors.

It is essential that the residents and public in general respect and support the plan as part of their responsibility. At the same time, the Commission is genuinely concerned that this responsibility not become a burden to the Fletcher Place homeowner. It therefore encourages the involvement of the neighborhood in all stages of the plan's implementation. Only through a concerted effort toward cooperation can issues be resolved to the best possible effect.

The Indianapolis Historic Preservation Commission is only one arm of the government and by statute can deal only with the physical composition of the neighborhood. Other units of the city government must make a commitment to cooperate in solving problems of the neighborhood relating to socioeconomic considerations.

One purpose of the preservation plan is to provide a protective umbrella for the present and future residents of the neighborhood so that they may invest financially and physically in the area with assurance that their efforts will be worthwhile. The plan will ensure that a consistent judgment will prevail in the preservation of existing buildings and in the approval of new construction, which is necessary to maintain a cohesive fabric in the neighborhood.

Through designation as a historic area, the Commission seeks to foster a quality of neighborhood life in Fletcher Place in continuity with our community's cultural heritage.



Sallie Rowland, ASID
President
Indianapolis Historic Preservation Commission

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CORRECTIONS AND NOTES

April 1981

Correction, p. 20. Second sentence of second paragraph should read: "The north side of the Virginia Avenue commercial corridor is within the historic district and therefore does fall under the jurisdiction of this plan." (See verbal description of historic area boundaries below and corrected map on page 17.)

Correction, p. 73. Two buildings are incorrectly keyed to the map on page 19, "Property Inventory." The former site of Fire House 11 (448 Virginia Avenue, now a concrete block structure) should be identified as (73), while 460 Virginia Avenue, the late-19th-century commercial building, should be (72).

Correction, p. 83, "Land Use Map." Within the boundaries of the historic district, a few sections of this map inadvertently were not color-coded. They should appear in yellow, indicating a residential land use. Also 316 S. College Avenue is inaccurately color-coded red indicating a commercial land use; it is, in fact, residential.

Note, p. 105, "Proposed Zoning Map." Based on a discussion during the March 16th public hearing at Fletcher Place United Methodist Church, the Commission agreed to eliminate two properties along Virginia Avenue from the proposed D8 residential zoning category.

Note, pp. 138-139. The name of the organization Southeast Neighborhood Development (SEND) has been changed since the December 1980 printing to Southside Development Corporation (SSDC).

Corrections, Appendix B, "Fletcher Place Study Area Property List." The rankings for significance for the following list of buildings should be changed from (1) to (2).

<u>No.</u>	<u>Address</u>	<u>No.</u>	<u>Address</u>
40	558 Fletcher	63	622 Lexington
41	556 Fletcher	86	629 Lexington
42	554 Fletcher	143	401 S. College
43	529-31 Fletcher	144	719 Fletcher
49	539 Fletcher	145	723 Fletcher
56	615-17 Fletcher	155	752 Fletcher

Description of Historic Area Boundaries

Beginning at the southeast curbline intersection of Virginia Avenue and Fletcher Avenue, proceed easterly along that curb until a point is reached across from the first alley on the north right-of-way line of Fletcher Avenue, east of East Street. Hence, proceed northerly along the eastern curbline of said alley to the south right-of-way of the Penn Central Railroad. Hence, proceed easterly along said railroad right-of-way to the west right-of-way of interstate highways I-65 and I-70. Hence, proceed southwesterly along the said right-of-way to the intersection with the northern curbline of Virginia Avenue. Hence, beginning at said intersection, proceed northwesterly along the said northern curbline to its intersection with the southern curbline of Fletcher Avenue.

I. INTRODUCTION

Fletcher Place, which traces its beginnings to the 1850s, was one of the first developments adjacent to the Mile Square of Indianapolis. Yet today it is a "forgotten neighborhood" of historic structures (mainly residential and working class in character) threatened by industrial expansion. Although only a remnant of a much larger neighborhood, Fletcher Place still retains much of its original 19th century character. Small narrow lots, uniform building setbacks, a network of alleys and narrow streets, mature vegetation, and intact rows of detached, one-story cottages and two-story houses contribute to the unique fabric of the district. The majority of structures were built between 1865 and 1890 as homes.

The concept of historic preservation as a method for neighborhood revitalization is a relatively new one. Many factors have contributed to its emergence, among them: increased interest in our heritage, both on a national and local level; a growing desire to live and work close to the city center; economic incentives to rehabilitate buildings in our cities; and a new appreciation of the need to conserve rather than discard the building fabric that we have inherited. Fletcher Place is a part of this trend towards revitalization through historic preservation.

In 1977 a group of neighborhood residents began renovation efforts and founded the Fletcher Place Historic Preservation Association. As a member of the Fountain Square Consortium of Agencies, the association is concerned with promoting the general development, both physical and social, of the Southside. In 1979, Fletcher Place was nominated to the National Register of Historic Places as a historic district. That same year, with the support of the neighborhood association, the Indianapolis Historic Preservation Commission retained Restoration, Preservation, Architecture, Inc. (RPA) to assist in the preparation of this preservation plan.

A. PURPOSE OF THE PLAN

The principal reason for preparing and adopting a preservation plan for Fletcher Place is to protect the surviving historic and residential character of the area. The protection that the plan affords will assist revitalization efforts in the area. By controlling demolition and offering technical assistance with preservation efforts, neighborhood reinvestment on a broader scale will be encouraged. The plan will also serve to increase public recognition of the neighborhood and to foster awareness of the historical and architectural significance of the district.

B. PARTICIPANTS

The Fletcher Place Historic Preservation Plan was prepared for the Indianapolis Historic Preservation Commission by RPA and the staff of the commission. Other participants in the planning process included: Fletcher Place Historic Preservation Association, Historic Landmarks Foundation of Indiana, and the Division of Planning and Zoning, Department of Metropolitan Development, City of Indianapolis.

C. METROPOLITAN SETTING

Fletcher Place, located on the south side of Indianapolis, is situated less than one mile southeast of the downtown business district in the southeastern section of the Regional Center. Bounded by the interstate highway loop (I-65/70) and Harding Street, the Regional Center is the governmental and business center of the city. Although dominated by office buildings and commercial structures, the Regional Center contains residential areas at its fringes.

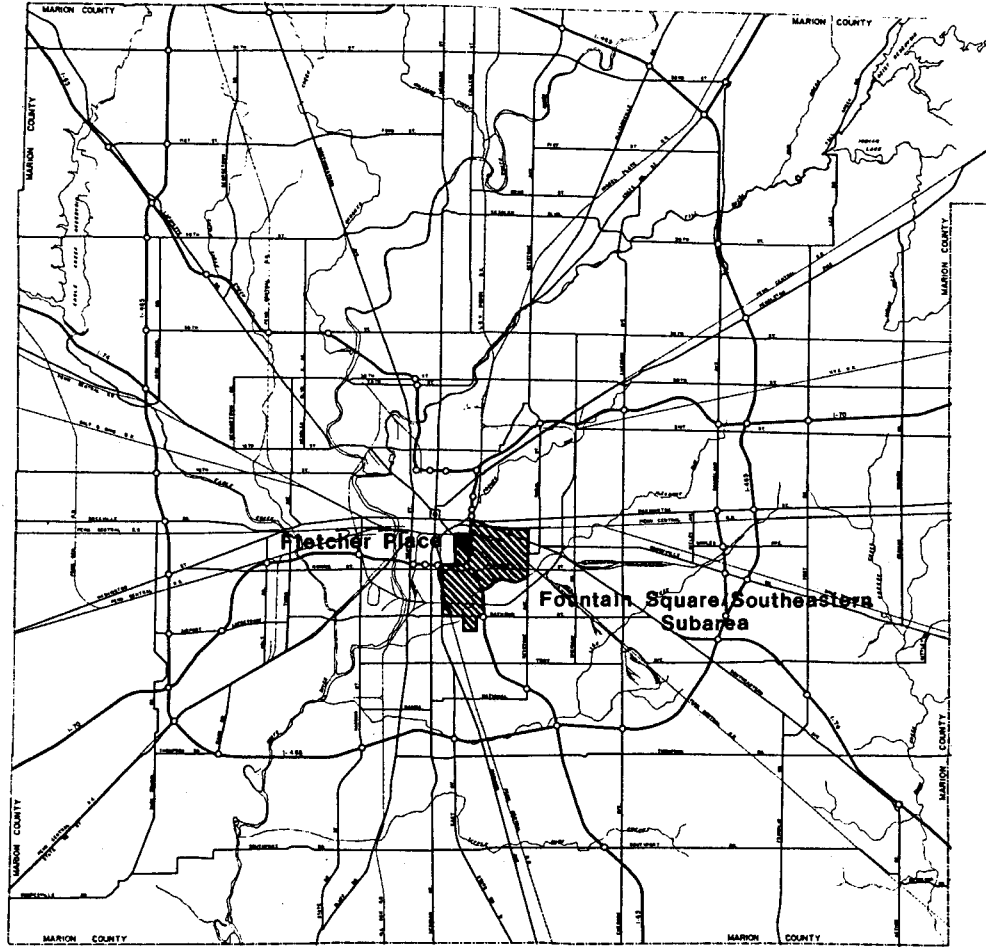
When Fletcher Place was first platted, the area was located at the edge of Indianapolis as defined by the original 1820 plan. Today Indianapolis encompasses most of Marion County under the "Uni-Gov" statute of 1969. As of the 1970 census, the city ranked 11th in population size in the nation. Being the capital and largest city in the state, Indianapolis has become the financial, commercial, and political center of Indiana.

D. REGIONAL CENTER AND FOUNTAIN SQUARE

Fletcher Place is an irregularly shaped area defined by distinct boundaries. Interstate 65/70 determines Fletcher Place's eastern boundary. With the construction of the interstate, blocks adjacent to the right of way were bisected; hundreds of structures were demolished; and Fletcher Place was somewhat isolated from residential areas to the east and south-east. The northern boundary of Fletcher Place is determined by the Con-Rail tracks. The railroad, a major factor in the development of Indianapolis' Southside during the 19th century, currently isolates Fletcher Place from neighborhood areas to the north.

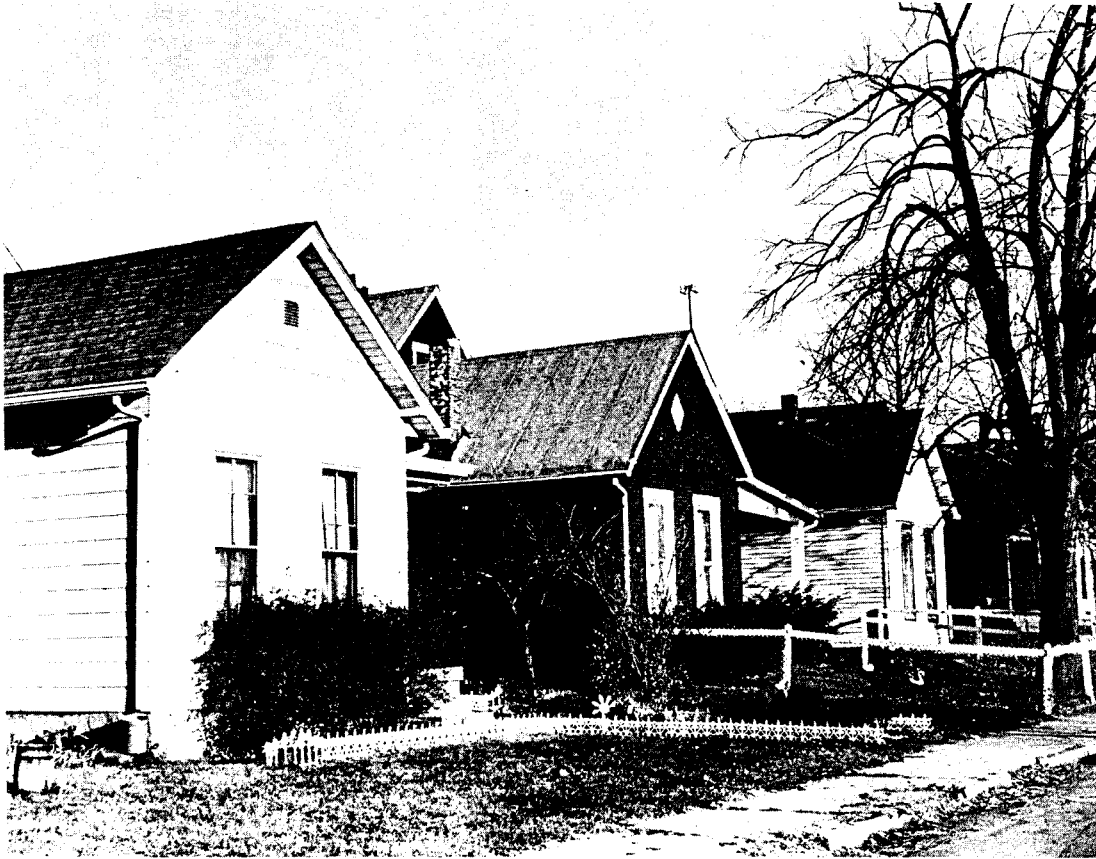
Virginia Avenue and East Street define the southwestern and western boundaries of the area. East Street was the original eastern boundary of the Mile Square plan, while Virginia Avenue was one of its four diagonal streets. The development of Virginia Avenue as a major southeastern thoroughfare began in the 19th century with the extension of the avenue to Fountain Square and the construction of the Virginia Avenue Viaduct. The mule car and later the electric car ran from Fountain Square to downtown. The history of mixed land uses along Virginia Avenue occurred as a result of this transportation route.

The location of Fletcher Place relative to community institutions and services offers many benefits to its residents. The neighborhood's proximity to the downtown central business district provides ready opportunities for employment, shopping, and social life. Nearby employment centers include Eli Lilly and Company and the Indianapolis Rubber Company. Shopping opportunities are offered at Fountain Square and the Farmers Market, in addition to downtown. A number of parks, most notably Garfield Park, are located in the vicinity of Fletcher Place. Indiana Central University and IUPUI provide educational and cultural opportunities for Southside residents.



INDIANAPOLIS-MARION COUNTY LOCATOR MAP

The availability of social services also plays a role in the desirability of Fletcher Place. The Southeast Multi-Service Center provides a wide variety of services, including its Senior Citizens Center. The Southeast Health Center offers a full range of medical and dental services. All of these services and amenities support the economic and residential vitality essential to an urban community.



Row of Cottages in the 700 Block of Elm Street, North Side

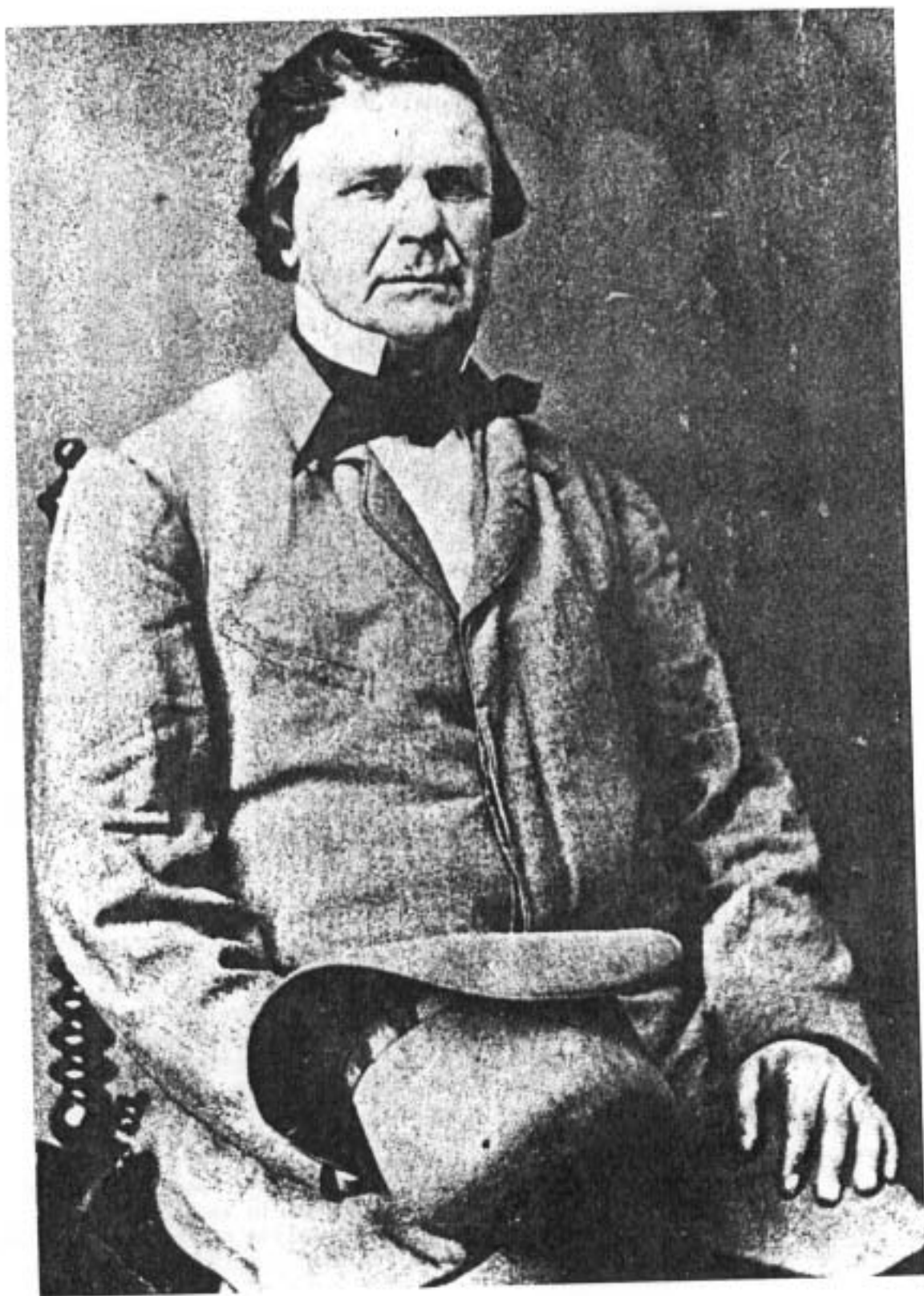
II. PRESERVATION GOALS

The primary goal of this preservation plan is the revitalization of Fletcher Place through emphasis of its historical and architectural significance. The renovation and rehabilitation of the surviving historic structures and the construction of compatible new buildings are integral parts of this goal. Of equivalent importance is the renewal of neighborhood pride and investment in the area by the current residents. The plan's underlying objective is the creation of a vital urban neighborhood that respects its heritage.

The various neighborhood organizations, preservation groups, city agencies, and private individuals must all play a part in implementing the following preservation goals.

- To conserve and sensitively rehabilitate all existing buildings that contribute to the historic character of Fletcher Place
- To increase public awareness of the concept of revitalization through the use of historic preservation techniques
- To strengthen the residential character of the Fletcher Place area
- To encourage removal of incompatible land and building uses that damage the integrity of the Fletcher Place neighborhood
- To encourage sensitive new development and the relocation of houses where appropriate to the surroundings
- To revitalize a historic urban neighborhood while minimizing displacement of current residents
- To encourage and assist area homeowners in the rehabilitation of their property.

III. HISTORICAL SIGNIFICANCE



Calvin Fletcher, Sr.
Indiana State Library, Indiana Division

Fletcher Place is historically significant because its residents made many contributions to the early development of architecture, religion, commerce, education, and social life in the city of Indianapolis. The structures that they built, which remain to this day, are evidence of this contribution.

Fletcher Place derives its name from Calvin Fletcher, Sr., whose farm originally encompassed most of the land in the area. Together with his brother, Stoughton A. Fletcher, Stillman Witt, Amasa Stone, Jr., Elisha Taylor, and James H. Hoyt, Calvin Fletcher platted the farm into individual lots in 1857. The name Fletcher Place was first used in 1872. Other parts of the area were platted by James G. Ray and William J. Johnson. Except for the Fletchers, little is known of these other men. Witt, Stone, Taylor, and Hoyt were evidently Ohio business associates of Calvin Fletcher and never settled in the area.

Calvin Fletcher (1798-1866) was born in Ludlow, Vermont. In 1817 he worked his way westward to Urbana, Ohio, where he studied law and was admitted to the bar in 1820. Fletcher and his first wife, Sarah Hill Fletcher, came to Indianapolis in 1821, shortly after the site had been designated for the new state capital. Fletcher found himself the first lawyer in Indianapolis. He later set up practice with Ovid Butler, founder of Butler University, and Simon Yandes, member of another early Indianapolis family. In 1826, Fletcher was elected to the state legislature and served in that body until 1833. Shortly thereafter, he helped organize the State Bank of Indiana and acted as a director for 16 years. His interest in education led to his appointment as one of the first members of the Indianapolis Board of School Trustees. The only school in Fletcher Place bears his name. Later, he was appointed a trustee during the organization of Asbury College, now DePauw University. A deeply religious man, Fletcher contributed generously to the erection of nearly all the early churches in the city. The Fletcher Place United Methodist Church was built on the site of the Fletcher home after the land had been donated to the church. His children, nine sons and two daughters, also held prominent positions in the community and firmly established the Fletcher name in local history.

The early settlement of what was to become Fletcher Place started with the Fletcher farm, known as Wood Lawn. Gradually, the Fletchers and their associates platted the area. Beginning in the 1850s, German and Irish immigrants settled in the plats, first in the eastern section of present Fletcher Place. By the 1860s, large, substantial houses were rising on Fletcher Avenue, and smaller cottages for workers and craftsmen were being built on streets to the north and south. With this settlement came the demand for services and, in addition to the churches and a school, other land uses for trade, commerce, and industry. Virginia Avenue became the commercial spine that linked Fletcher Place to the "Mile Square" and the area to the south known as Fountain Square. Virginia Avenue is the last intact diagonal street in the 1821 Ralston plan of the city. It was also a major transportation route connecting the southeast side to the central business district.

Fletcher Avenue, originally South Street of the Mile Square, remains to-day the major east-west street. Sometime before 1887, grassy esplanades were installed down the centerline of the street. They remained in place until 1942. Fletcher Avenue enjoyed a position of prominence as one of the principal residential avenues in the Southside of the post-Civil War period. The large, comfortable residences remaining on the wide avenue attest to its former prestige.

Architecturally, one of the most important residences is the Wallace House at 601 Fletcher Avenue, built for Andrew Wallace in 1866. Current evidence indicates that it was probably designed by Francis Costigan. Wallace, a paper-maker by trade, came to the city from Madison, Indiana, in 1840. He initially worked his trade in the Sheets & Yandes Paper Mill but in 1847 began work in a flour mill. There he inaugurated a cash system of payment instead of the usual barter system. In 1848 Wallace started working for Pollys & Butler, a grain purchasing and shipping company in Madison, Indiana. He established his own very successful wholesale grocery business in 1855. For eight years he was president of the State Institutions for the Insane, Blind, and Deaf and Dumb, the buildings of which were designed by Francis Costigan.



Andrew Wallace House
601 Fletcher Avenue

Francis Costigan (1810-1865), today considered one of Indiana's most able pre-Civil War architects, was born in Washington, D.C., and began working as a carpenter/builder in Baltimore, Maryland. In 1840 he moved to Madison, Indiana, where he was responsible for the design of several buildings including the Lanier House, the Shrewsbury House, and his own residence. About 1850, as Madison began to decline economically, he moved to Indianapolis, where he designed many of the principal public buildings, hotels, and residences of the 1850s and 1860s. All are now demolished except for the Wallace House.

One of Costigan's assistants on the construction of the Blind Asylum was Dietrich Bohlen (1828-1890), an early Fletcher Place resident. Bohlen emigrated from Hanover, Germany, where he had been trained as an architect. He settled in Indianapolis in 1852 and lived at 616 Lexington Avenue in a house now demolished. Bohlen became one of the most prolific and well-known 19th century Indianapolis architects. The firm D.A. Bohlen & Son designed residences, churches, schools, commercial buildings, and public buildings throughout central Indiana, several of which have been placed on the National Register. His son, grandson, and great-grandson were architects and members of the firm.

In addition to Bohlen, another Costigan associate lived in the area, Gerhard Ittenbach (1828-?). Ittenbach was born in Prussia and emigrated to the United States in 1848. He came to Indianapolis in 1851 to work as a stonecutter for the Deaf and Dumb Asylum. He also worked briefly in Madison, Indiana, before returning to Indianapolis to complete work on the Asylum and the Bates House (hotel), another Costigan design. In 1866 he formed his own firm known as G. Ittenbach & Co., which eventually became the largest stonecutting firm in the state. The stoneworks were located just east of what is now Fletcher Place, at 916 Harrison Street (site is now I-65/70). The firm was responsible for the stonework on many Indianapolis buildings including Fletcher Place United Methodist Church, Roberts Park Methodist Church (designed by D.A. Bohlen, 1873), numerous commercial blocks (all demolished), and the Bohlen-designed buildings at St. Mary-of-the-Woods College, Terre Haute, and DePauw University. Ittenbach, his wife Francezka, and their seven children lived at 606 Fletcher Avenue.

Henry W. Laut, Sr., a German immigrant and associate of D.A. Bohlen, also lived in the area. Laut (1850-1925) and his wife, Dorothea, lived at 316 S. College Avenue in an Italianate house they built in 1872. It is half a block from the corner of S. College Avenue and Fletcher Avenue where Laut originally established his grocery store, known as Laut & Poppe, Grocers, Provisions, Produce & Poultry. The business operated under that name until 1874, when it became known as H.W. Laut & Co. In 1892 the grocery was closed by Laut, who had earlier begun operating a tinner's shop at the same address. Laut provided the sheet-metal work for numerous buildings in the city including the Majestic Building (designed by D.A. Bohlen & Son, 1895), the Athenaeum (Das Deutsche Haus, Vonnegut and Bohn, 1893-1897), and Fletcher Place United Methodist Church.

In addition to the Wallace, Ittenbach, and Laut Houses, there are other "high style" houses in the district. The large Italianate house at 718 Fletcher Avenue was built by Charles and Magdalena Richmann in 1866. Richmann was chief of the Indianapolis Fire Department. Another Italianate house at 525 S. Pine Street was built in 1871 by Henry Hugo, a plasterer, and his wife Catherine. The house was subsequently owned by Ernest Kottowski, a general contractor and builder, and his wife Dora.

The Italianate "cottage" at 557 Fletcher Avenue was built in 1873 by Dr. Benjamin Atkinson and his wife Hannah. Atkinson (1817-c. 1890) was born in Philadelphia and moved to Cincinnati in 1838. After working briefly as a contractor and builder, he studied medicine and practiced for 16 years. In 1872 he moved to Indianapolis with his wife and eldest son, E. Linn, who operated a grocery at the corner of Dillon and Fletcher Avenue. This house was later owned by James I. Dissette (1859-1954). Dissette, born in Canada, moved to Cleveland in 1872. He was transferred to Indianapolis by his employer, Cleveland Malleable Iron Co. In 1888, Dissette and Frank W. Lewis formed the Indianapolis Foundry Co. He later founded four other businesses and served on the Board of Directors of several other firms. He was also a founder and treasurer of Methodist Hospital in the city.

The Stick Style/Eastlake house at 619 Lexington Avenue was built about 1880 by Francis H. and Emily Pillet. Pillet was a clerk for the T.B. Linn Company. The Queen Anne house at 718 Lexington Avenue was built by George and Mary Evans about 1871. Apparently they never lived in the house and shortly after its construction sold it to Cyrus B. Noble and his wife Harriet. They remodeled the house in 1891. Noble (1845-1925) was born in Dayton, Ohio. After serving in the Civil War, he moved to Indianapolis where he was an extract manufacturer. He later became a director of the Fletcher Avenue Savings & Loan Company.

In addition to these "high style" houses or those built by prominent citizens, there are numerous cottages built for the drivers, glass blowers, blacksmiths, painters, laborers, and others who often worked in the nearby businesses. Many of these cottages were built as rental property and are among the oldest remaining in the Southside. One of the earliest cottages (709 Lexington Avenue) was built circa 1855 by the painter Hubbard Williams and his wife, Elizabeth. It is atypical for the district in its simple Greek Revival design, though it is representative of numerous cottages of its style built before the Civil War in the downtown area. Most of these were frame, and very few have survived. The Williams house has had numerous residents including a blacksmith, a clerk, a plasterer, and a peddler. William J. Glossbrenner (1840-1906) and his wife, Jane R. Cox, lived in the house with their six children, one of whom, Alfred, went on to become one of the political, business, and social leaders of the city.

There are several other cottages unique to the area and the city. Two brick examples at 610 Fletcher Avenue (built 1863) and 725 E. Lord Street (built 1868) are good examples of vernacular cottages. They differ somewhat in details, but their significance lies in the fact that very few of these cottages were built of brick and even fewer remain. There are several frame cottages that retain their original appearance and provide the



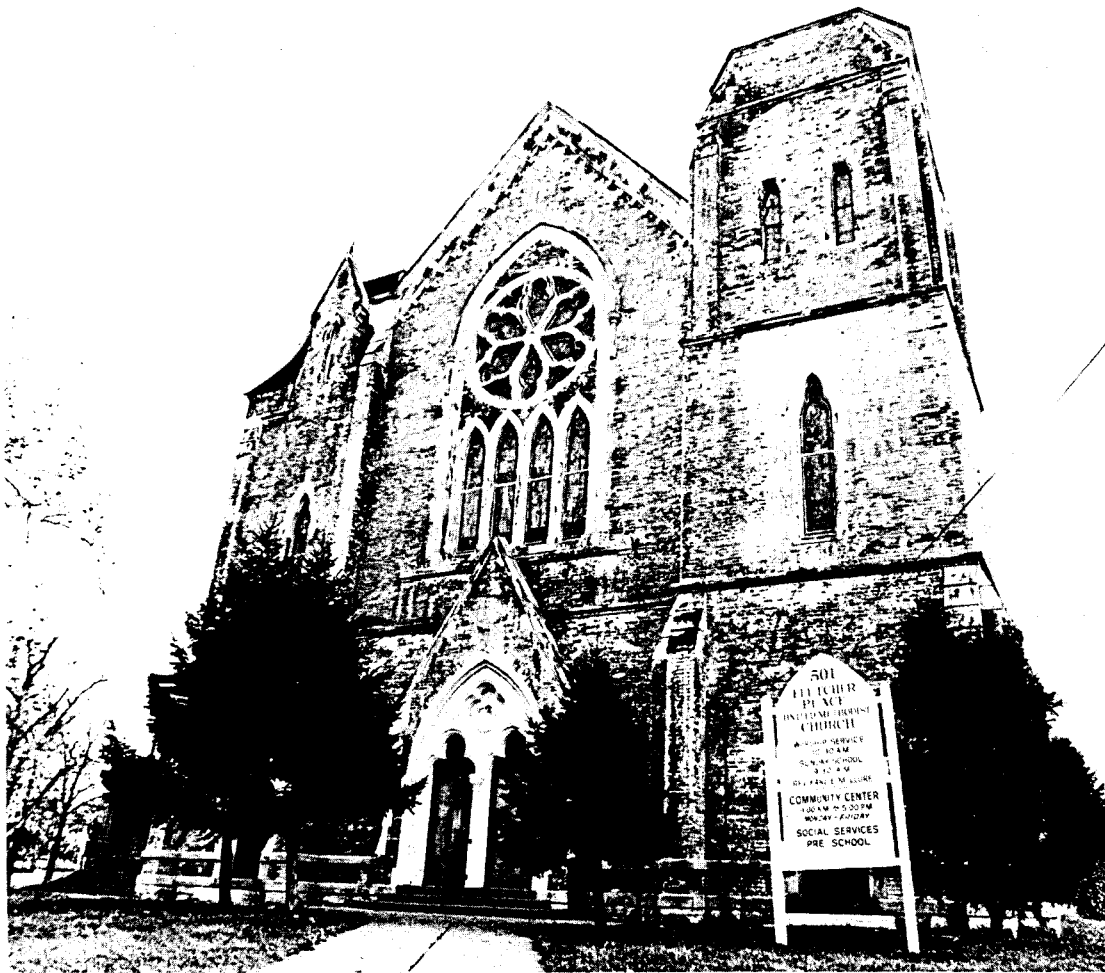
Williams House
709 Lexington Avenue

evidence of the richness of architectural detail present in Fletcher Place. The Italianate cottage at 721 E. Lord Street and the Stick Style cottage at 555 E. Lord Street are two examples. The cottage at 715 E. Lord Street, built in 1864, is one of the earliest and most original in its detailing. The board-and-batten siding and other details are unusual.

More typical of Fletcher Place's architecture is the frame cottage that flourished in Indianapolis after the Civil War. One such house, which stands at 730 S. Elm Street, was built in 1872-73 by Charles and Josephine Wortman. The T floor plan and wood detailing of this frame house are typical of the thousands of similar cottages built in the city. From house to house, the T plan remains relatively unchanged, but the wood detailing reflected the change in styles: Italianate, Eastlake, Stick, Queen Anne, Free Classic. It is unusual to find such a cottage that has not been significantly altered.

Other cottages are illustrative of this change, e.g., 801 E. Harrison Street and 476 S. Pine Street. Charles and Sophie Neussel built 801 Harrison in 1881. He was a mechanic/mason/laborer. The Neussel house illustrates the T plan and retains some of its architectural detail. The porch was replaced with "imitation stone" about 1906. The 476 S. Pine Street cottage was probably built by Robert and Armilda Huggins in 1906 as rental property. This house was built according to the T plan but has Queen Anne detailing.

Of the three churches originally located in Fletcher Place, only one remains standing. Fletcher Place United Methodist Church presides over the community at the intersection of Fletcher and Virginia Avenues and East Street. Today it is the strongest visual landmark in Fletcher Place, despite the loss of the original 186-foot spire, blown off in a violent storm in 1917. The Second Baptist Church, at College and Fletcher Avenues, was demolished within the last 10 years. Sixth Christian Church, formerly located at Pine and Elm Streets, was destroyed by fire in 1978.



Fletcher Place United Methodist Church

Fletcher Place Methodist Episcopal Church, as it was originally called, is located on the site of the Fletcher homestead. The church was erected between 1872 and 1880. Dr. Charles Tinsley, the first pastor of the church, is credited with its design. His father was the noted architect William Tinsley, who designed Christ Church Cathedral. The latter Tinsley may have had a hand in the design of the Fletcher Place church. For many years, this church stood as the preeminent Methodist church of the Southside and served both the wealthy who lived along Fletcher Avenue and the immigrant laborers who lived in the unpretentious cottages in the area. Attuned to the needs of the community, the church organized the first Goodwill Industries operation in the city in 1933.

Second Baptist Church had a long history at the corner of College and Fletcher Avenues. The first chapel was erected on the site in 1860. By 1882 the congregation had outgrown this structure, and a new church was built. Originally known as South Street Baptist Church, the congregation changed the name shortly after construction of the building. The church functioned until 1930; it then stood vacant until it was leased by the Metropolitan Board of Missions for Goodwill Industries. Although the church structure was demolished in the 1960s, the meeting hall survived and is currently being used by the Calvary Tabernacle High School and as the Fletcher Place Community Center. The third church in the district was Sixth Christian Church (later Pilgrim Holiness Church), which was located at the southwest corner of Elm and Pine Streets. It was built in 1884 and was destroyed by fire in 1978. Rev. Charles W. Martz served as the first pastor.

After Fletcher Place United Methodist Church, the building most closely identified with the area undoubtedly is Calvin Fletcher School 8. Located at 520 Virginia Avenue, the existing building replaced the old Seventh Ward School. School 8 was the first two-story school in the city and contained only four classrooms when it was built in 1857. In 1884, School 8 was rebuilt to serve as the city's second high school. It continued as a high school until 1895. In 1905, the school was named Calvin Fletcher School to honor the man instrumental in establishing free public schools in the city. Between 1927 and 1955, the building housed grades 7 and 8. In 1955, it was returned to its original use as an elementary school. When it closed in June 1980, Fletcher School had served the community for over 120 years.

In addition to Calvin Fletcher School, there were commercial and residential uses along Virginia Avenue in the 19th century. Dr. John A. Sutcliffe (1845-1931), a professor of genitourinary surgery at the Indiana University Medical School, and his wife Laura lived at 430 Virginia Avenue. At 460 Virginia Avenue Henry H. Lee (1837-1914) specialized in "teas, coffees, sugars and spices." Lee brought the first coffee roaster to the city. From 1900 until 1918 the building was used by the Somerville Laundry Company; between 1927 and 1927 it was the Wing-Woo Laundry. Another commercial laundry in the district stands at 735 Lexington Avenue, built on the site of Fulmer Livery Stables. It was built in 1911 and known as the Union Cooperative. In 1915 it became known as the Sterling Laundry Company and is now known as Mechanics Laundry.

Other notable commercial buildings in the district include the commercial building at 550 Virginia Avenue built between 1871 and 1873 by August Richter. Since that time it has housed the Salvation Army Industrial Department, a dry goods store, a savings and trust company, a shoemaker, a barbershop, and a roofer. The building at 630 Virginia Avenue has had a less colorful history, being built in 1924 and 1925 as the Virginia Avenue State Bank. By 1933 it had closed its doors; more recently the building has become a coin and stamp shop. The simple red-brick buildings at 702-704 Virginia Avenue were built by Henry C. Vehling, an undertaker, in 1906.

The structure on the southeast corner of the intersection of Fletcher and College Avenues shows the first evidence of the impact of the automobile in the area. The building is a small gas station built between 1908 and 1916. It is one of a number of such stations built by the Standard Oil Company at regular intervals along Fletcher Avenue and is one of about six such stations left in the city. It is representative of the earliest age of the gas station, when the single pump in front of a general store was the only gasoline source. The next phase, which this station also represents, was the dispensing of gasoline under a "porte cochère" with storage and restrooms located in the supporting structure.

The ethnic settlement of Fletcher Place is representative of the Southside as a whole. The early settlers came from both the South and the East, while some, such as Calvin Fletcher, came from New England. Very soon came waves of Irish laborers, attracted first by canal and public road building and then by railroad construction. German settlers soon followed and continued to arrive as they fled conscription and revolution in Europe. Towards the end of the century, Italians, Jews, and Central Europeans arrived. More recently there have been new residents and owners who have come from Appalachian areas. The changes in ownership found in title research reveal this pattern. Fletcher Place is significant, therefore, as a record of the Southside's beginnings and evolution to the present as a stable, working class community made up of a variety of ethnic groups important to the city's heritage.

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IV. PROPERTY INVENTORY

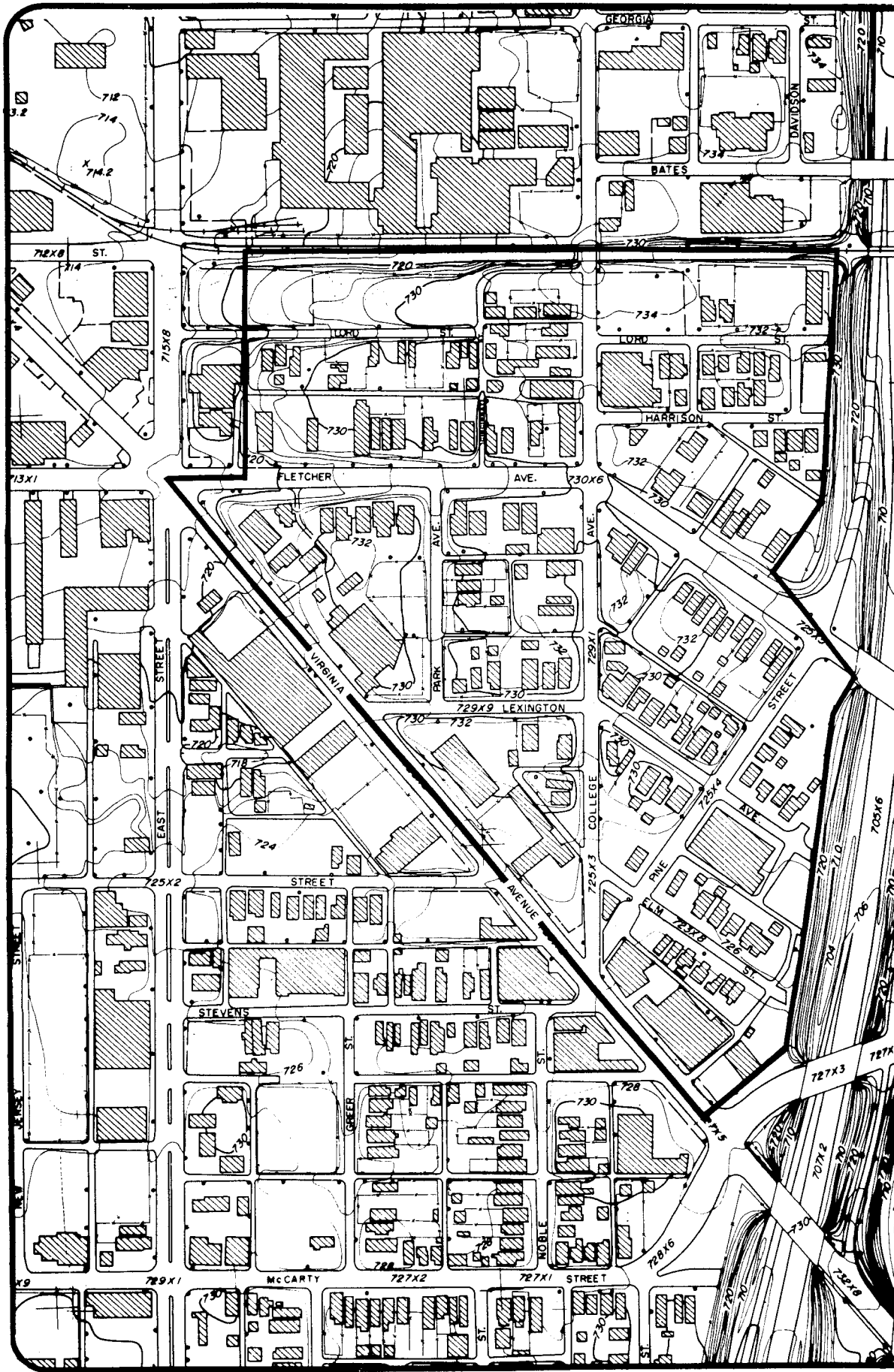
HISTORIC AREA BOUNDARIES



INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



FLETCHER PLACE HISTORIC AREA PRESERVATION PLAN



A. INTRODUCTION

The property inventory provides a comprehensive visual and written recording of the structures and lots in the Fletcher Place historic district. The primary purpose of the inventory is to aid the Historic Preservation Commission in making decisions regarding design and land use.

Each entry in the property inventory includes a photograph of the building and a brief analysis that:

- Describes prominent architectural features of the building
- Gives a synopsis of its history
- Evaluates the historical or architectural significance of the building in relation to the district.

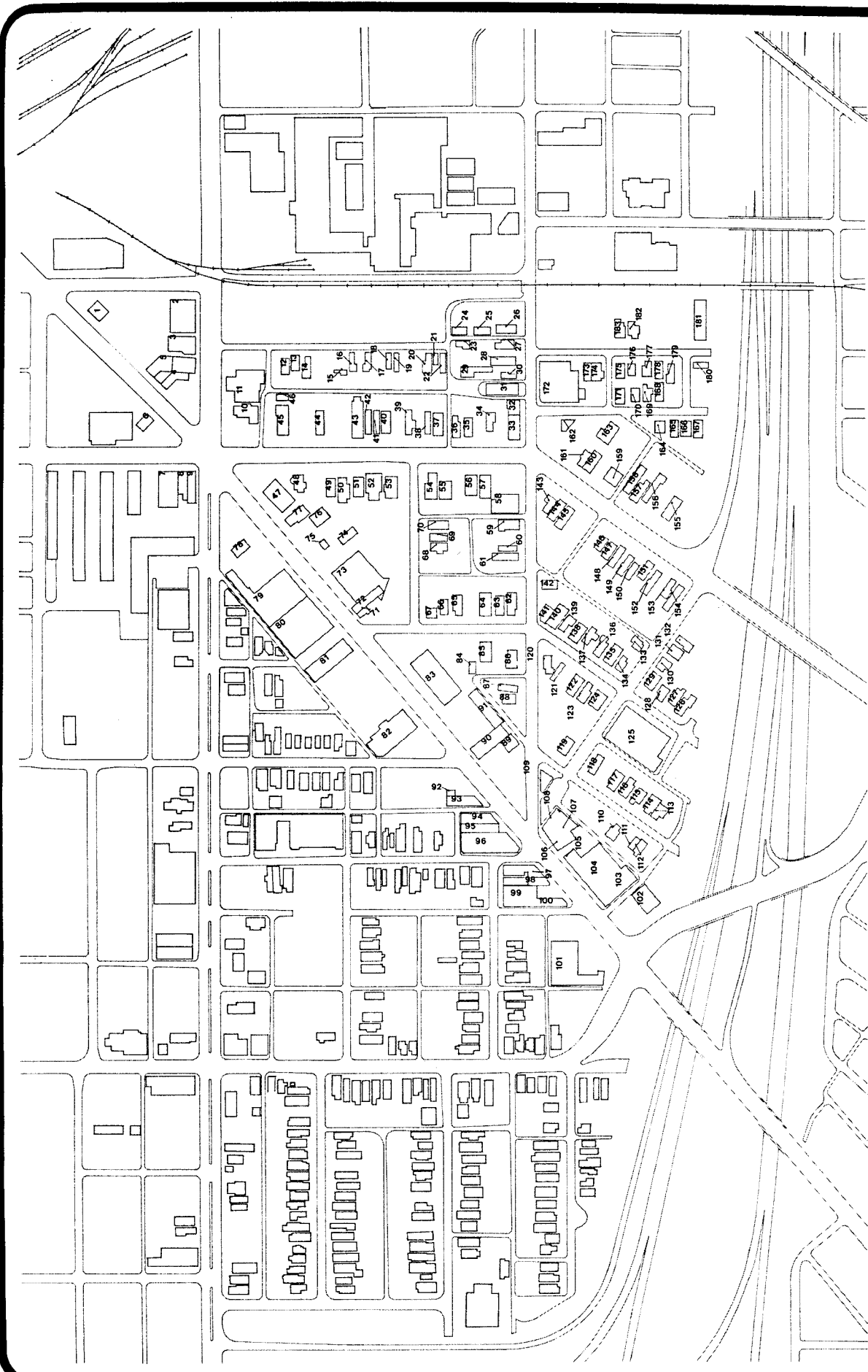
The inventory is intended to serve as a versatile resource, although its primary use will be for the members of the Historic Preservation Commission. For them, the inventory offers the information necessary to make decisions involving alterations to individual buildings, deviations in land-use patterns, and changes in the overall historical fabric of the neighborhood.

A second audience to which the inventory is addressed is the residents of Fletcher Place. For them the property inventory can serve both as a convenient catalogue of properties in the district and as a detailed historical and architectural guide to the area. The inventory will also be of interest to the general public as an authoritative reference source for historical information on individual buildings in Fletcher Place.

The number following the name of each building corresponds to the property inventory map and identifies the location of each structure.

B. METHODOLOGY

Information on Fletcher Place was collected from a variety of sources. Field research by means of a "windshield" survey was conducted to formulate the building inventory and was supplemented by information compiled from the tract books of Pioneer National Title Insurance Company and the biography index, Indianapolis city directories, and photograph catalogue at the Indiana Division of the Indiana State Library.



PROPERTY INVENTORY

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION
R.P.A. INC. CONSULTANTS

FLETCHER PLACE
HISTORIC AREA PRESERVATION PLAN



1. STUDY AREA

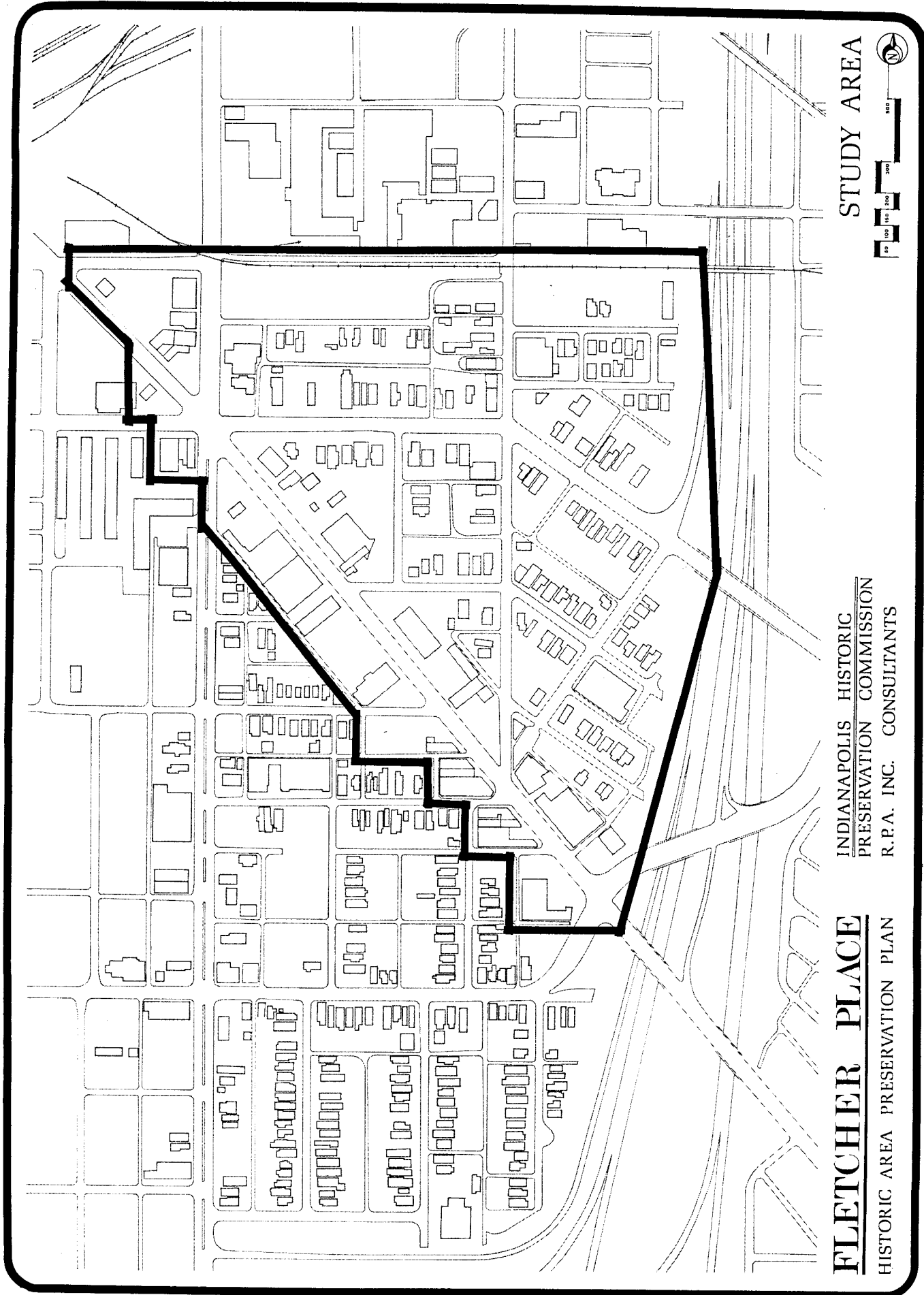
The Fletcher Place Historic District occupies approximately 40.48 acres of land and consists of 15 blocks or parts of blocks. The streets west of South College Avenue run north-south and east-west, while most streets east of South College Avenue are oriented to the diagonal axis of Virginia Avenue.

The historic district is contained within a broader study area, which includes 183 structures and approximately 52 acres. The Virginia Avenue commercial corridor is not a part of the historic district and therefore does not fall under the jurisdiction of this plan. However, because of the avenue's important relationship to the Fletcher Place neighborhood, it was included for study. The area encompassed by the preservation plan is triangular, being bounded by I-65/70 on the east, the Virginia Avenue commercial corridor on the southwest, and the ConRail tracks on the north.

A numerically ordered listing of all buildings in the larger study area may be found in Appendix B. This listing also includes information concerning former and present uses, as well as a rating of the condition, integrity, and significance of each structure in the area.

2. SURROUNDING DISTRICTS AND AREAS

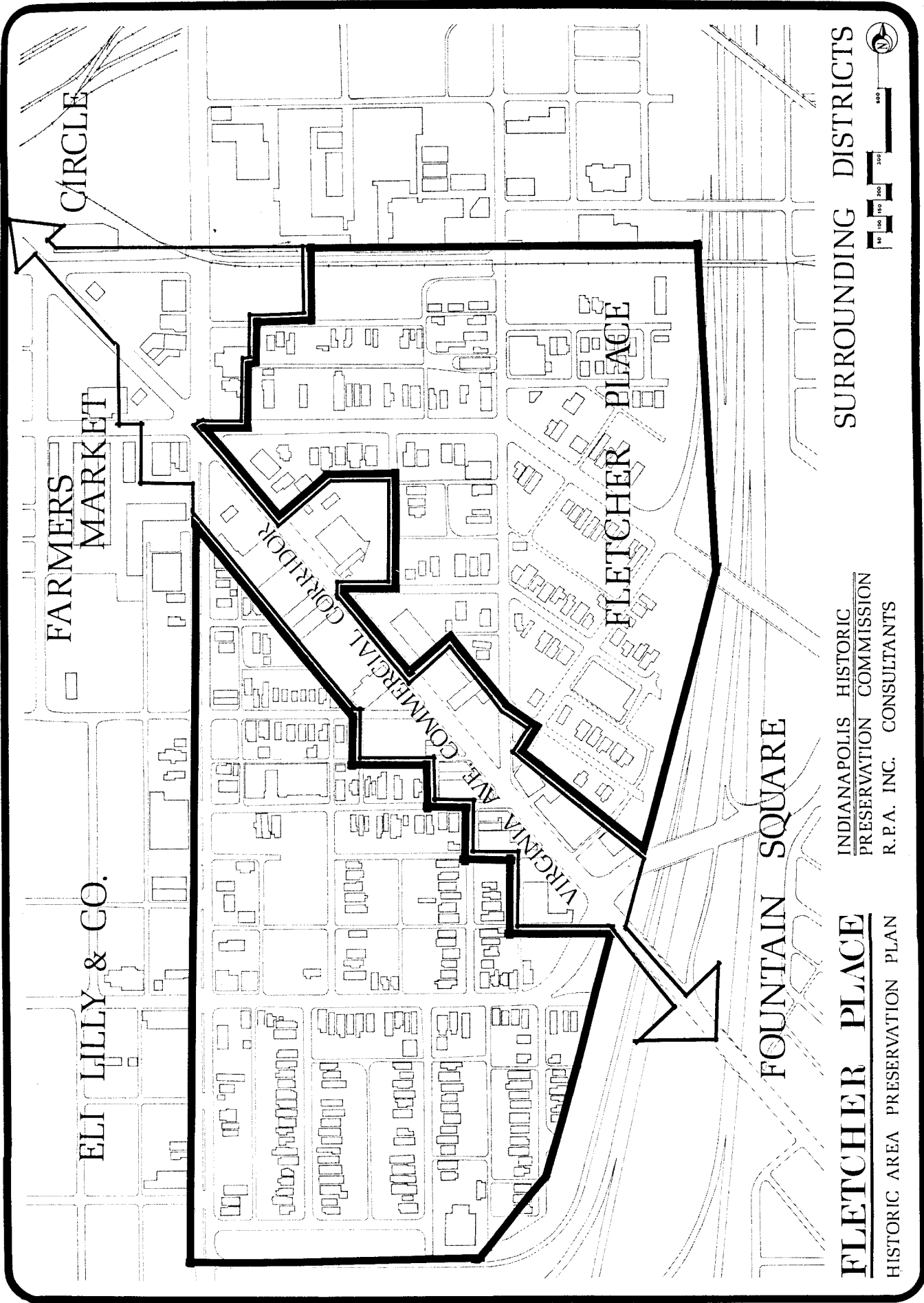
Fletcher Place is surrounded by industry and an interstate highway. To the north is the Indianapolis Rubber Company, which employs about 600 persons. To the northwest is the Circle and downtown area. To the west is Eli Lilly and Company and Farmers Market. South of the Virginia Avenue commercial corridor is another residential area, quite similar to the Fletcher Place neighborhood and within the sphere of the Fletcher Place Historic Preservation Association. To the southeast across the highway is the Fountain Square area, which continues to serve Fletcher Place as a neighborhood service and commercial center.



STUDY AREA

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION
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FLETCHER PLACE
HISTORIC AREA PRESERVATION PLAN



SURROUNDING DISTRICTS

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FLETCHER PLACE
HISTORIC AREA PRESERVATION PLAN



S. Cincinnati Street



Speculative Cottage (24)
311 South Cincinnati Street
c. 1870-75

Like most of the other cottages on Lord Street and in the district this cottage was built as rental property. All architectural or stylistic details have been removed.



Gausepohl Rental Cottage (23)
313 South Cincinnati Street
c. 1885

In 1865 Frederick J. Gausepohl and his wife, Maria, bought this property from John and Margaret Behrman. The Gausepohls lived in the house at 312 South College Avenue. In 1885 they took out a \$400 mortgage on the property and probably built this cottage as a rental unit. Gausepohl was a cabinet maker and it's quite possible he built this house himself. It is a typical speculative cottage similar to the other cottages in the district. Although no stylistic details remain the basic plan and profile of the building are intact.



S. College Avenue

Vacant Lot
304 South College Avenue

Vacant Lot
306 South College Avenue



Pedlow-Devine House (26)
308 South College Avenue
1864

The northern section of Fletcher Place is composed of housing generally built as speculative ventures and aimed at immigrants and/or laborers from the nearby train yards and stone cutters. This house is an example of that kind of housing. It has a very simple floor plan and probably a minimum of decorative detail hiding under the asphalt siding. This particular cottage was probably built for James C. Pedlow, a blacksmith at the Indianapolis & Cincinnati Railroad Shop.

Pedlow lived here only until 1866 when it was purchased by William Devine, a tailor. He remained at this address until 1896.



Devine House (25)
310 South College Avenue
c. 1890-95

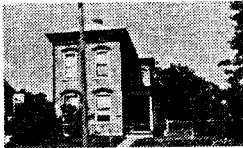
This cottage was built on the same lot as 308 South College during the residence there of William Devine. For this reason it is assumed he was responsible for its construction. Although also sided with asphalt shingles, this cottage retains more of its detailing in its brackets and segments of the porch than does its neighbor. The house has probably always been a rental. No owner/occupants could be found into the 1920's.



Poppensecker-Gausepohl House (27)
312 South College Avenue
1857-58

Another simple 1 1/2 story cottage in the area, this house, like several others, has lost much of its detailing to the asphalt shingle siding. It was built by Gottlieb Poppensecker, a railroad employee, who was probably the first resident of the house.

In 1867, the cottage was purchased by John T. Gausepohl. A native of Germany, Gausepohl came to Indianapolis in the 1850's and worked as a cabinetmaker. His son, Edward J. Gausepohl (1864-1931), who also resided at this address, became a prominent local trunk and leather goods merchant, with a business at 38 West Washington Street. He was a leader in the formation of the Merchants Association and was considered the dean of the Washington Street merchants. The Gausepohl family lived at this address until 1899.

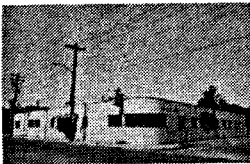


Henry W. Laut House (28)
316 South College Avenue
1872

One of the "high style" houses in Fletcher Place, this two story brick Italianate retains much of its original detailing, including the segmental arched windows with stone lintels and the cornice. The porch is a later addition. Henry W. Laut, a successful businessman on the near Southside built the house and lived here until his death.

Henry Laut (1850-1925) began his business career as a grocer. In 1873 he opened Laut & Poppe, Groceries, Provisions, Produce and Poultry, at the corner of College and Fletcher Avenues. He operated the grocery until 1892, when he began to devote full time to a tin business he had acquired a few years earlier. This business prospered, and in time H.W. Laut & Company provided the sheet metal for such notable buildings as the Athenaeum, the Majestic and Chamber of Commerce Buildings and the old Marion County Jail. Laut Sheet Metal Company is still in operation today.

Laut was also interested in politics and served as an alderman and city councilman-at-large from 1886-1904. After his death in 1925, Dortha, his widow, remained in the house until 1929.



Iaria's Italian Restaurant
317 South College Avenue (172)
Little Indy Bowl
325 South College Avenue
c. 1945-50

The Art Deco/Moderne design of this building is in sharp contrast to the typical workers cottage of the area. The glazed brick used in the construction of the building, as well as the rounded corners, flat roof and gloss brick details are all design elements characteristic of the style. Located at the corner of South College Avenue and Harrison Street, Iaria's has been a local landmark for several years.



Hoosier Equipment Services (29)
320 S. College Avenue
c. 1950-1970

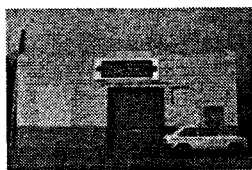
This concrete block building does not contribute to historic fabric of the neighborhood.



John Behrman House (30)
322 South College Avenue
1858

Typical of the cottages in the area, this house has lost much of its detailing to aluminum siding. Generally cottages of this type were built for speculative purposes or as housing for laborers. John Behrman, a bricklayer, built this cottage and was its first occupant.

Behrman later became a railroad worker at Union Station. He lived here until 1866. Frederick Miller, also a blacksmith, resided here from 1867 until about 1883. After 1885 a series of renters occupied the house.



Y & B Industrial Painting and Decorating (31)
324 South College Avenue
c. 1910-1920

This concrete block and imitation stone structure resembles many other commercial buildings in the city. It has undoubtedly housed a number of businesses. Tarquina L. Voss, who also built Briggs Flats, probably financed its construction.



Gasoline Station (143)
401 South College Avenue
c. 1908 - 1916

This gasoline station is one of the earliest in the city and the only one in the district. It represents an early phase in the development of the gas station as we know it. At first gas was available from a single pump very often located in front of a general store. As the number of cars increased amenities were added to the basic pump. This station shows this second step. Protective canopies were added over the pump and restroom and storage facilities for supplies

were housed in the supporting structure. The two concrete block bays added on the south side of the building show how increased service demands have been accommodated. This kind of development began to occur in the 1920's.



Fletcher Place Community Center (58)
(Former Second Baptist Church parish house)
410 South College Avenue
1907

From 1882 until the late 1960's, the Second Baptist Church stood at the corner of College and Fletcher Avenues. Although the church is now gone, the former parish hall has survived. The building which remains is a buff colored brick with stone trim. Stone keystones are located in the pointed arched windows, a characteristic design element of the late Gothic Revival Style. A truncated tower rises on the north side of the building.

After the congregation left in 1930, the church and parish hall buildings sat vacant for nearly three years. In 1933 the property was leased to the Fletcher Place Methodist Church for use as the site of the first Goodwill Industries center in Indianapolis. More recently the old parish hall has been used as the Fletcher Place Community Center.



Holland-Monroe House (59)
416 South College Avenue
c. 1880

This house retains many of the characteristic details associated with the Queen Anne style. The imbricated shingles in the gable, corner bay with drop pendants and flashed glass entry window are typical stylistic elements. John H. and Ella A. Holland were probably responsible for its construction; however, they sold the house shortly after it was built and apparently never lived here.

The first resident owner identified was William Monroe, a clerk. No information is available on him. Monroe sold the house in 1886. The next resident owner, Charles Kottowski, a contractor, appeared at this address in 1890 and lived here until 1913.

Vacant Lot
419-21 South College Avenue

Vacant Lot
420-22 South College Avenue



John McKeand House (60)
424 South College Avenue
1875

This 1 1/2 story cottage was constructed of brick. Such cottages are becoming more difficult to find in the city. The cornice trim is an unusual design.

John McKeand was responsible for building the house. Little is known of him, except that he was an engineer and lived at this address until 1910.



William Myers House (61)
426 South College Avenue
c. 1880

This two story cottage has had much of its detailing obliterated by the asphalt shingle siding and the addition of the brick porch. It may have been built as a speculative venture by John McKeand, who lived next door. William Meyer purchased the house in 1888.

Meyer was listed in residence at this address as early as 1882. He was employed as a carpenter. The Meyer family lived in this home until 1920.

Vacant Lot
428-30 South College Avenue

Vacant Lot
430 South College Avenue



Grumann House (142)
439 South College Avenue
1889

A good example of a simple Italianate residence, this house has managed to avoid a synthetic siding treatment. It still retains its overall profile, window surrounds and unusual trim on the porch. Albert U. Grumann (sometimes Gruman) was the builder and first occupant of the house.

Albert Grumann was part-owner of King & Gruman, carpenters, contractors and builders. He purchased the lot in 1882 and lived for several years on Lexington Avenue before building this house. Grumann died about 1900, but members of his family occupied the house until 1943.

Vacant Lot
512 South College Avenue



Victor Remas House (87)
514 South College Avenue
1865

Although covered by asphalt shingle siding, this cottage retains many typical design elements, including the window surrounds, shaped rafter ends, and Eastlake porch.

Victor Remas built the house in the mid-1860's. Remas worked as a gardner and it appears a greenhouse may have operated from this address in the early 1870's. The last date for the Remas family here was 1898. After this date a series of renters lived in the cottage, including a bicycle merchant and a city fireman.



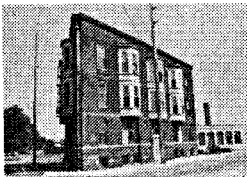
Speculative Cottage (88)
518 South College Avenue
c. 1870-75

No information could be found regarding the builder or original owner of this cottage. Aluminum siding has removed all its detailing. A series of tenants, including a watchman, laborer, and carpenter resided here during the early 1900's.

Vacant Lot
523 South College Avenue

Vacant Lot
524 South College Avenue

Vacant Lot
527 South College Avenue



The Avon Apartments (109)
615 South College Avenue
c. 1901

One of the three apartment buildings in the district, the Avon is located at the intersection of College Avenue, South Pine Street and Elm Street. The building was constructed in a flat iron plan to accommodate the triangular lot.

A good example of the Queen Anne style, incorporated into apartment buildings, the Avon is a three story brick structure with five bays along both the western and eastern facades. The founded arched entrance is in the center bay of the western side. Flanking the entry are paired windows. Two story, three sided wooden bays exist above the entrance and in the southern and northernmost bays on the east facade. A yellow brick stringcourse runs along the second and third levels as well as the third level cornice.

S. Davidson



Enochs Manufacturing, Inc. (181)
301 South Davidson
1913-1914

Built for the Standard Oil Company, this two story manufacturing building has seen other uses since its construction. The building is brick with stone trim and a pressed metal cornice. The three bay main facade allowed in large amounts of natural light, which was essential in manufacturing during the early 20th century.

Standard Oil Company operated from this address until 1925. After they left it remained vacant until 1928 when it was converted into a grocery. By 1930 the building was again vacant. From

1930 until 1934, Highway Truck Parts Corporation was located here. When they left the building once again stood vacant. In 1938, the structure was purchased by Enochs Manufacturing Company, makers of physicians supplies. They are still in operation today at this address.



Wyatt House (180)
319 South Davidson
1869

As was the case with so many similar cottages citywide, this residence has had asphalt shingle siding applied which has consequently eliminated any interesting architectural detail. It was, no doubt, similar in appearance to the small cottages along Lord and Elm Streets. Thomas Wyatt probably built the house. He and his family were also the first occupants.

Besides Thomas, Eliza, Sarah and William D. Wyatt lived at this address. William was a dealer in groceries and provisions with a store at Fletcher Avenue and Noble Street (now College Avenue). Members of the Wyatt family were found here until 1881.

Vacant Lot
321 South Davidson

Vacant Lot
323 South Davidson

Vacant Lot
325 South Davidson

Vacant Lot
327 South Davidson

Elm Street

Vacant Lot
704 Elm Street
(523-527 South College Avenue)

Vacant Lot
711-15 Elm Street

Vacant Lot
716-18 Elm Street

Vacant Lot
717 Elm Street

Vacant Lot
721 Elm Street



Wiggins House (117)
722 Elm Street
c. 1873

Mary E. Wiggins bought this property from Sarah Miller in 1873. Wiggins moved into the house shortly afterward. It is possible that the house may have been built several years earlier. Apparently Mrs. Wiggins was soon married to Ziba Burnworth, a blacksmith with Cheseldine and Burnworth. The Burnworths lived in the house until 1885 when they sold it to Mortimer and Ellen Sullivan. He was partner in Reardon & Sullivan and sold cigars in the State House. In 1892 the Sullivans sold the house to Mary Wren, the widow of John Wren.

This house is virtually identical to numerous other cottages in the district and in other nineteenth century neighborhoods in the city. Very probably these cottages had details similar/identical to 730 Elm Street, with a porch similar to 738 Elm Street.

Vacant Lot
725 Elm Street



Myers House (116)
726 Elm Street
c. 1872

Daniel M. and Frances S. Myers were the first resident owners of this cottage in 1872. The house was probably built earlier possibly by Joseph S. and Elizabeth Cox. Myers was a teamster and lived in the house until 1876 when he sold it to E.M. and Julia B. Preston. The Prestons did not live in the house. It was not until 1893 when Albert S. and Nettie Miller bought the house that there was a resident owner. Miller was a travel passenger agent for the Chesapeake and Ohio Railroad. From 1903 until 1908 William and Anna Albee were the resident owners. Albee was a superintendant for the Knight & Jillison Company. In 1909 William G. Schebler, a machinist and his wife Ida bought the property. It was later owned by William W. and Josephine Woodward, who lived in the house from 1925 until 1941. Woodward was a traffic officer.

The asphalt shingle siding covers the original siding; however, other details such as the decorative gable vent, window surrounds and original doors still remain. The plan and profile are typical of the cottage form.



Rosenbaum House (110)
729 Elm Street
c. 1866

This unpretentious cottage was built by Christopher J. and Mary Rosenbaum in 1866. He was a teamster and later a watchman. After her husband's death in 1895, Mrs. Rosenbaum lived in the house until 1898. From 1913 until 1925 George P. Belson, a patrolman, and his wife Alverda lived in the house.

The pedimented window and door surrounds and decorative brackets are a nod to the Italianate style.



Wortman House (115)
730 Elm Street
c. 1872

This classic Italianate cottage was built about 1872 by Charles and Josephine Wortman. He was a shoemaker and worked for the Henry Resner Company, Boots & Shoes, 418 Virginia Avenue (now demolished). The Wortmans lived in the house until they sold it to Dorothea Fearnought, their next door neighbor. In 1893 Mary and Frederick Schmidt moved into the house. Mr. Schmidt was a jeweler with his business at 35 Jackson Place. After Mr. Schmidt's death in 1902, Mrs. Schmidt lived in the house until 1917. In 1923 Harmon Belch, and his wife Elizabeth became the next resident owners. He was a bookkeeper for Chandler & Taylor Company, manufacturers of boilers and sawmill machinery.

This basic plan and detailing of this cottage were the standard for hundreds of such cottages throughout the district and the city. Although the original porch has been removed it was undoubtedly similar to the porch at 738 Lexington. Despite this loss virtually all other details are intact: Italianate brackets, window and door surrounds, clapboard siding, decorative gable vent and unusual "rope-edge" molding at the front corners of the house. This kind of molding and the other details could be ordered through catalogues allowing a great deal of variety in the kinds of details applied to any style house. The details on this house, because they are so typical could serve as restoration models for other similar cottages in the district.

Vacant Lot
733 Elm Street



Keating-Meyers House (114)
734 Elm Street
1864

A typical workers cottage, this house has only its general profile and some porch detailing remaining to attest to its original appearance. W. Keating built the house. Lucy Keating, a teacher, was its first occupant. She remained here until 1869.

The next owner/occupant was Louis Meyers. Meyers worked as a laborer and later a wood turner. His last year at this address was 1913.



Speculative Cottage (111)
735 Elm Street
c. 1870-75

No information could be found about the builder and early occupants of this cottage. It was likely built for speculative purposes. The house does retain some of its detailing, particularly the unusual window cornice. Remnants of the original porch also exist. Research indicates a string of short-term tenants in the early 1900's, which tends to strengthen the assumption that the house was built as a rental.



Fuerchtenicht House (113)
738 Elm Street
1875

In 1872 Ernst and Dorothea Fuerchtenicht bought this property from Ira N. and Amanda D. Homes. However it was not until 1875 that they had Derdinand Siebert build their house. Fuerchtenicht was a cabinet-maker. He worked for the Cabinet Makers Union. Albert Fuertenicht, another resident and probably Ernst's son, also worked for the Cabinet Makers Union, although he later turned to photography. In addition to Albert, George, a watchmaker, August, a varnisher, and Charles, who later became secretary-treasurer of Western Furniture Company, lived in the house until 1917. In 1883 several members of the family changed their family name to Fearnought, an Anglicized version of Fuerchtenicht.

Despite the addition of aluminum siding and an exterior stair to the east, much of the original Italianate details remain on this cottage. The brackets, shaped rafter ends, window surrounds and porch show the characteristics of the style. It is most unusual to find a porch such as this. Very often these porches have been replaced for the sake of the change in style, or lack of maintenance has caused their removal. This porch could serve as a restoration model for other Italianate cottages.



Spiessbach House (112)
739 Elm Street
c. 1874

Christian William and Christiane Spiessbach bought this property in 1870 from Herman and Anna Roy. Spiessbach, a carpenter and stairbuilder built the house between 1870 and 1874 when he and his wife moved to this address. It was not until 1888 when the house was bought by Bryan McManamon's widow, Catherine, that there was a resident owner. Mrs. McManomon lived in the house with her daughters, Mary A., a housekeeper, and Julia E., a forewoman at Cliniax Growers Coffee Company at 37-41 Davidson Street. The family lived in the house until 1920 when the house was sold and it became rental property once again.

The low pitched roof with gable end returns is unusual for a house built during this period. These Greek Revival features were no longer being used, as can be seen in the Italianate cottage on the north side of the street, built at about the same time. They could be attributed to the persistence of a style or a conservative builder. The aluminum siding obscures the door and window details which might provide a better understanding of the style of the house.

Vacant Lot
742 Elm Street

Vacant Lot
743 Elm Street

Vacant Lot
801 Elm Street

Vacant Lot
802 Elm Street

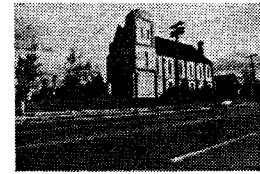
Vacant Lot
803 Elm Street



Fletcher Avenue



Fletcher Place United Methodist Church (47)
501 Fletcher Avenue
1872-80



Fletcher Place United Methodist was organized as the Depot and East Indianapolis Mission in 1849. The following year the name was changed to the Depot Charge. It was so named because, lacking a church building, the small congregation (former members of Roberts Park Church) met in an upper room in the freight depot of the Madison & Indianapolis Railway Company. In 1852 the congregation built a small brick chapel on S. New Jersey Street and named it Asbury Chapel in honor of the first Methodist Episcopal bishop ordained in the United States. This chapel served the congregation's needs until 1872 when Calvin Fletcher and his sons donated the lots of Virginia and Fletcher Avenue, valued at \$3,000, for the purpose of building a new church. This was once part of the Fletcher farm, Wood Lawn. In honor of this donation the church was named Fletcher Place Methodist Episcopal Church.

The pastor at this time was Charles Tinsley (born 1832). He was the son of William Tinsley, the architect of Christ Church Cathedral. The family had emigrated from Ireland where William Tinsley had become known as a church architect for his designs for the Church of England. However, it was Charles Tinsley who was credited with the design of this church. He had briefly worked as an architect after attending school in Clonmel, Ireland. It is possible that his father had a hand in the design, however.

The church has lost its spire so that the overall architectural design is somewhat diminished. It still remains though as an excellent example of the Gothic Revival Style. The stonework on the church was done by Gerhard Ittenbach who lived at 606 Fletcher Avenue. Many of the men who worked for his firm at 916 Harrison Street (now the site of I-65) also lived in the area. The metalwork on the church was done by Henry Laut who lived at 316 South College and had his shop at the corner of Fletcher and South College.

Many other residents of the area were members of the church: Joseph and Emeline Earnshaw, William and Jane Glossbrenner, George W. Hill, Mrs. Jennie Whitsit, and George Sullivan. Some of these people are commemorated in the stained glass windows of the church added some time after 1916.

This spirit of service to the neighborhood has continued into the twentieth century. In 1913 Josie Ragle, a deaconess, organized the first settlement house in a building at Pine and Shelby. In 1928 it was moved to 529 Fletcher Avenue. The Settlement provided dental clinics, prenatal and baby clinics, Sunday school and library facilities. As detailed in a 1928 newspaper article, many of the early recipients were Italian and later native-born Americans from the South. In 1930 the church started the first Goodwill Industries in the building (now demolished) which was the South Baptist Church. The church has continued this commitment to the community needs to the present day and offers a variety of programs and services in the church and other neighborhood buildings.

Vacant Lot
516 Fletcher Avenue



B & B Apartments c. 1920 (45)
Stout Barn c. 1890 (46)
522 Fletcher Avenue



David D. Long, an agent for Munday and Snyder, and his wife Elizabeth W. bought this property in 1869. By 1874 the Longs were living at this address and remained here until 1883. In 1890 Rhomas and Russie Stout moved into the house. It was probably at this time that the barn was constructed. The B & B Apartments are a later construction and have been altered at least once. The barn is most important because so much of its detailing remains. These include the jerkin head roof, a relatively uncommon feature, the pulley in the north gable and Stick Style corner braces.

Vacant Lot
526 Fletcher Avenue



May House (48)
529 Fletcher Avenue
1881-2

Alva C. and Lucy May bought this property from David and Elizabeth Long in 1881 and one year later moved to this house. May was a stove and heating manufacturer at 102 S. East Street. In 1887 the house was sold to George H. and Rosanna Bryce. Bryce (1852-1920) was president of the Bryce Baking Company at 14-16 East South Street. Bryce came to Indianapolis from Cincinnati in 1870. With his father, Peter, he started Bryce's Steam Bakery. The Bryces lived in the house until 1908 when they moved to Washington. In 1928 the house became the Settlement House for the Fletcher Place United Methodist Church and still retains this public service function.

Although aluminum siding obscures some of the detail and the bracketed cornice has been removed the house still retains its Italianate profile. The Bryces added the cast concrete porch in 1906.

Vacant Lot
530 Fletcher Avenue

Vacant Lot
533-35 Fletcher Avenue



Epstein House (44)
534 Fletcher Avenue
c. 1895

This one story cottage was built on the site of another home. The research is unclear concerning the builder and original owner of this house. The cottage has retained some of its stylistic elements with the imbricated shingles and Eastlake trim in the gable.

The first identified occupant was Harry Epstein, a junk dealer. A part owner of Epstein Brothers Junkyard on South Capitol Avenue, he lived at this address until 1920. He was probably a tenant rather than an owner. The house was subsequently occupied by a long string of renters.

Vacant Lot
538-40 Fletcher Avenue



Atkinson-Marks House (49)
539 Fletcher Avenue
1873-74

In 1872 Benjamin and Hannah Atkinson bought this property from Stoughton A. Fletcher, Jr. They probably built the house although they did not live in it. It was not until 1875 when Samuel and Hannah Marks bought the house that there was a resident owner. Marks was a junk dealer at 242 S. Meridian. He and his family lived in the house until 1900. In 1901 Charles and Jennie

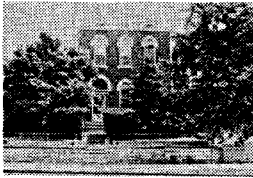


Fletcher Avenue, Indianapolis, Indiana.

Early View of Fletcher Avenue with Esplanades Intact
Indiana State Library, Indiana Division

Fearnaught bought the house and moved in shortly thereafter. He had lived previously with his parents, Ernst and Dorothea Fuerchtenicht at 738 Elm Street. Fearnaught was secretary-treasurer of the Western Furniture Company, 1034 Madison Avenue.

Most of the Italianate detailing has been obscured by later unsympathetic alterations. However, the cornice with brackets and some of the window surrounds remain as evidence of the building's original style.



Hill-Gallahue House (50)
543 Fletcher Avenue
c. 1870

Despite the loss of its brackets and cornice, this house still retains characteristic elements of the Italianate style in the basic floor plan and round arched windows. The incised stone lintels offer a decorative touch.

George W. Hill, a real estate entrepreneur, probably built the house and then sold it shortly afterward. It was used as a rental until about 1902, when it was purchased by Warren C. Gallahue.

Gallahue was a part owner with his brother of the Gallahue Carpet Company, located on South Pennsylvania Street. His son, Ralph L. Gallahue, (1889-1933), was a poet who published under the pen name Leon Ard. He was active in social work and was also known in local music circles. The Gallahue family resided at this location until 1920.

Vacant Lot
544 Fletcher Avenue



Davey-Devore House (51)
545-47 Fletcher Avenue
1913

One of the few Free Classic houses in the district, this structure retains its denticulated cornice, porch, and other simple detailing characteristic of the style. It was built by a real estate agent, later a dry goods dealer, John D. Davey. He lived in the house until the early 1920's. When he moved, it became a rental for a time.

Charles and Stella Devore occupied the house beginning in 1928. Devore was co-proprietor of Devore Brothers, a hardware store located on Virginia Avenue. Stella Devore remained here after her husband's death. The last listing for her at this address was in the 1952 city directory.



Ada Apartments (52)
549 Fletcher Avenue
1911

This brick apartment building has a two story porch with wood trim and a pan tile roof.



Briggs Flats (43)
550 Fletcher Avenue
1893

One of the more imposing structures in the district, Briggs Flats is the most prominent of the handful of apartment buildings in Fletcher Place. The massive arched first floor openings are typical elements of the Richardsonian Romanesque style. The three story red brick structure has terra cotta detailing along the cornice, gable ends and at the apex of the gable. Rock faced limestone lintels support the second and third level trabeated openings. Shed dormers protrude on either side of the gabled roof.

Briggs Flats was built as an investment property, probably by Tarquina Voss. Voss was a wealthy woman who built speculative housing in several areas, including the Old Northside and Fletcher Place. The building is currently vacant, and vandals have taken a toll. It has been identified as a preservation problem, but it has great potential for a sensitive adaptive reuse.



Smith House (42)
554 Fletcher Avenue
1886

Like several other homes along Fletcher Avenue, the architectural integrity of this building has been violated by the application of asphalt shingle siding. Few details remain. Julius Smith was the first owner occupant of the residence.

Smith and his son, Julius Smith, Jr., owned and operated a tin shop, Julius Smith & Son. The shop was located on East Washington Street. The Smiths lived here until 1892. A subsequent resident, Louisa Merz, occupied the house from 1906 to 1916.



Bell House (41)
556 Fletcher Avenue
1894

Catherine Bell moved from 558 Fletcher to this house in 1895. Asphalt shingle and aluminum siding have obscured its original appearance. A widow, Mrs. Bell resided here from 1859 until 1916. After this date short-term tenants occupied the house.



Atkinson-Dissette House (53)
557 Fletcher Avenue
1873

With the exception of the asphalt brick siding, this two story frame Italianate house has experienced few alterations. The pedimented window surrounds, quoins and brackets shaped to the rake of the cornice still remain, as does the original double door entry. The front porch, which extends across the main facade and along the east side of the house, was a later addition. Benjamin Atkinson (1817-?) built the house himself and lived here until 1890.

Atkinson was a native of Philadelphia who came to Indianapolis by way of Cincinnati in 1872. While there he was employed as a contractor and builder. After his arrival in this city Atkinson devoted himself to the study of medicine. He was listed as a physician in the 1885 city directory. His eldest son, E. Linn Atkinson, operated a grocery for several years at the corner of Fletcher Avenue and Dillon Streets.

The next resident/owner of the house was James Irving Dissette (1859-1954), who appeared at this address in 1893. Dissette was a prominent local businessman. He founded and served as secretary-treasurer of the Indianapolis Foundry Company, located on Bates Street. In addition, he participated in the organization of the American Foundry Company and the American National Bank. Dissette was also involved in the creation of Methodist Hospital and served briefly as its treasurer. He sold the house in 1898 to Lewis E. Francis. Members of the Francis family resided here until 1937.



Briggs House (40)
558 Fletcher Avenue
1874

Originally built as an Italianate residence, this house has lost virtually all its detailing and stylistic integrity to asphalt shingle siding. Only the hipped roof and basic profile remain to attest to its early appearance. William Henschen sold the lot to Charles and Irene Briggs in 1874. They immediately began construction of this house and moved into it in 1875.

Briggs was employed during his residence here as a railroad worker. He was probably involved in some manner with the construction of Briggs Flats at 550 Fletcher Avenue. However, no connection was found in the available research. Briggs and his wife lived here until 1887.

Catherine Bell purchased the house in 1890 and lived here briefly until 1894, when she moved next door to 556 Fletcher Avenue. The house apparently became a rental after her departure.

Vacant Lot
560 Fletcher Avenue



Lunt-Grossart House (39)
566 Fletcher Avenue
1878

This 1 1/2 story Italianate cottage retains its window surrounds despite the asbestos shingle siding. Other details probably lie beneath the siding. Christopher Rafert bought this property in 1876. A contractor and builder, he was probably responsible for its construction. Rafert sold the house to Joseph W. Lunt in 1879, and it is assumed Lunt was the first owner occupant.

When he purchased the house Lunt was a railroad worker. He later became a part-owner of Hendrickson, Lefler & Company, dealers in "Who Hats, Caps, and Furs". He left the house in 1880. Frederick Grossart is listed at this address beginning in 1892. He was at different times employed by the Indianapolis Brewing Company and later was co-owner of Grossart & Gale, a wholesale liquor distributorship. Grossart lived here until 1915.



Andrew Wallace House (54)
601 Fletcher Avenue
1866
Attributed to Francis Costigan

Architecturally the most important house in the district, this residence was probably designed by Francis Costigan. Costigan was a prominent architect who designed several notable homes in Madison, Indiana, including the Lanier House. He moved to Indianapolis in 1850 and designed numerous public buildings, hotels and homes. His work in the State institutions for the deaf, dumb, blind and insane probably brought Costigan into contact with Andrew Wallace, who served as president of those institutions for eight years. His house is the last example of Costigan's work remaining in Indianapolis.

The house is a two story brick structure which has been stuccoed. The three-bay main facade has round arched openings with carved stone lintels with keystones. The entry is in the westernmost bay and retains its original door. The porch is probably a later addition. It extends across the entire front of the house. The hipped roof has a simple cornice which has probably been altered.

Andrew Wallace, a paper-maker by trade, came to this city from Madison, Indiana, in 1840. Here he served as superintendent of the Sheets and Yandes Paper Mill until 1847. In 1848, after working briefly at a mill, he opened a grocery at the corner of Delaware and Virginia Avenue. He expanded his operations in 1855 to a wholesale grocery business. He was also interested in charitable causes as his tenure as president of the institutions for the deaf, dumb, blind and insane suggests. Wallace lived in this house until 1868.

A later resident owner was Louis Sagalowsky (1875-1957). A native of Lithuania, he came to Indianapolis in 1888. Later he established Louis Sagalowsky Scrap Metal Company. He was a founder of the Beth-El Zedek Congregation in the city. He resided here until 1916.



Van Deusan House (38)
602 Fletcher Avenue
1875

Most of the detailing has been removed from this 1 1/2 story cottage. The asphalt shingle siding probably hides some decorative elements. Chauncey Van Deusen purchased this lot in 1870 and subsequently built this house. A railroad worker, Van Deusan (also spelled Van Dusan and Van Duzen) lived here only a year before his death.

His widow, Kate, moved from the house following the death of her husband, but apparently retained title to the property. She returned to this address in 1894 and lived here until 1900.

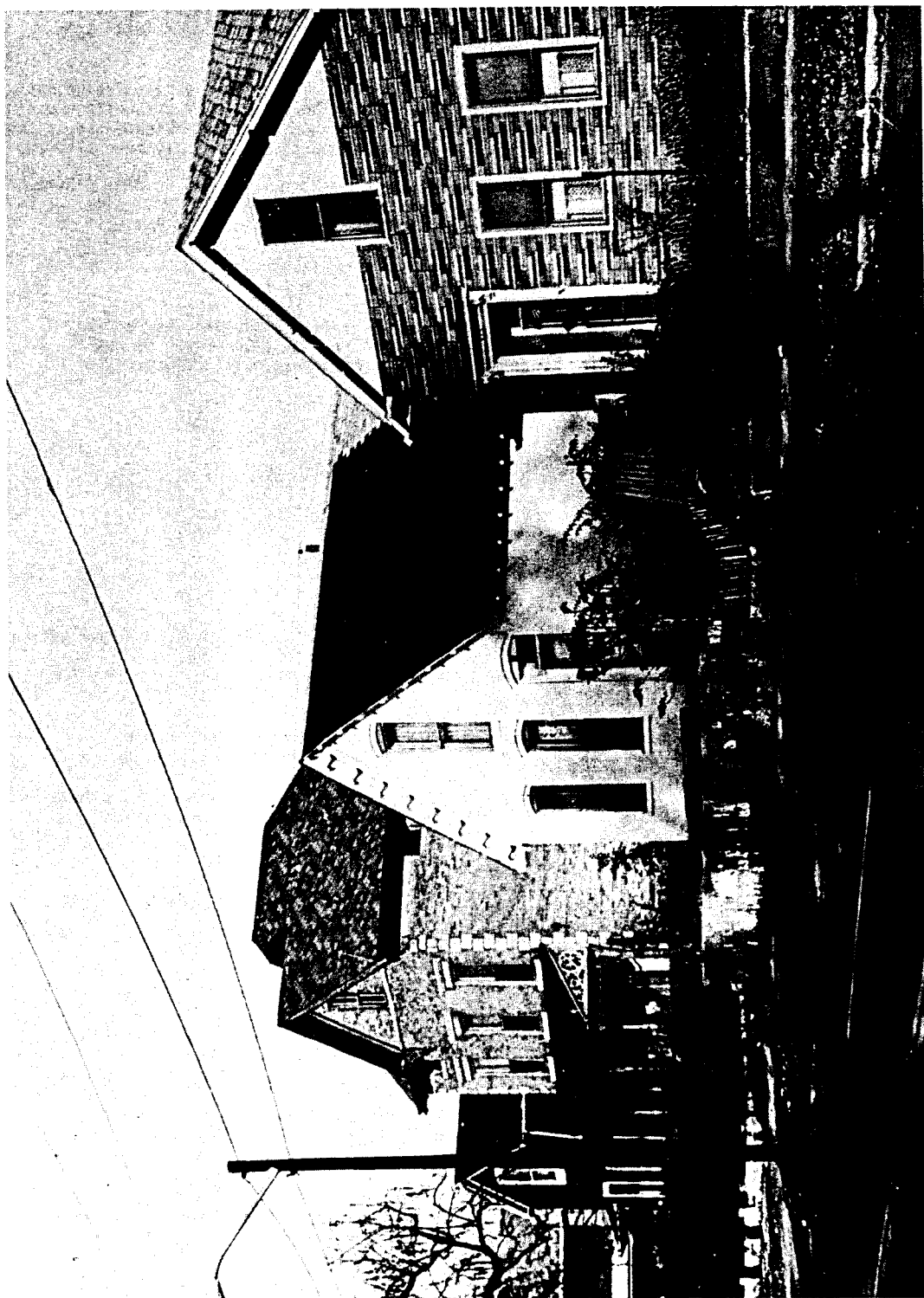
Charles S. Devore purchased the house about 1906. A traffic manager at the G & J Fire Company, he remained here until 1914, after which the house apparently was used as rental property.



Ansel B. Denton House (55)
605 Fletcher Avenue
1873

This two story Queen Anne designed house has much of its original detailing remaining. The window surrounds and imbricated shingles in the gable are reflective of the style. The Italianate designed side porch is original. The house was built by Ansel B. Denton.

Denton and a partner operated an insurance agency for Continental Life Insurance Company. He lived at this address only until 1875. No subsequent occupants could be found until 1896. Joseph McColllum did reside here from 1914 until 1960.



Looking West along the 600 Block of Fletcher Avenue, North Side



Ittenbach House (37)
606 Fletcher Avenue
1869, remodeled 1875-80?

In 1869 Gerhard and Francezka Ittenbach bought this property and moved into the house shortly thereafter. This house was probably built or remodeled later, possibly about 1875-80. Ittenbach (1828-1898) was born in Prussia where he learned the stonecutting trade. In 1848 he emigrated to the United States and came to Indianapolis in 1851. He began working for James Muerson on the Deaf and Dumb Asylum, designed by Francis Costigan. In addition he worked on the Bates House, another Costigan design. In 1860 he bought out Muerson and with J.C. Schmid formed Schmid, Ittenbach and Company, located on South Delaware. In 1866 the company moved to 916 Harrison Street. In 1869 Schmid retired and the company became known as G. Ittenbach & Company. The company therefore became the largest stone cutting firm in the state. The firm was responsible for the stone work on numerous buildings: Fletcher Place Methodist Church, Roberts Park Church, and the following (all demolished): Fletcher's Bank, Indianapolis Public Library, Commercial Club Building; Vance, Martindale, Clifford's, Eastman, Ingalls and Schleiele & Lee business blocks and also the buildings at DePauw University and St. Mary's, Terre Haute.

In 1853 Ittenbach was married to Frances Schumacher. They had six children: Mary, Josephine, Frank, Gerhard L., John and Frances. After Ittenbach died in 1898 he willed the house to his daughter Frances Maria Bauer. She and her husband Joseph E. Bauer, who worked for Maus Brewing, lived in the house until 1902 when Mr. Bauer died. Shortly thereafter Mrs. Bauer re-married and sold the house, which then became rental property. Among the renters were a broommaker, a plumber and a tireworker. By 1927 it had become a rooming house.

Ittenbach lived at this address as early as 1869; however, this house, from outward appearances, does not date from that time. It is possible that an earlier house was enlarged/remodeled/rebuilt. From the present look of the house it would seem to date from 1875-80. It would not be unreasonable to assume that as Ittenbach prospered he improved his house. This house bears examples of his work in the stone quoins, string courses and stone lintels and sills. Of equal importance are the fine Eastlake porches on the front and side of the house. There is also a notable iron fence along the rear of the property on Cincinnati Street.

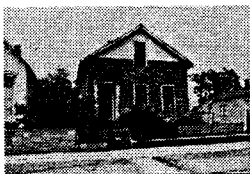
Vacant Lot
609 Fletcher Avenue



Catterson Cottage (36)
610 Fletcher Avenue
c. 1863-65

This property was bought by Cyrus W. and Martha U. Catterson in 1863. Just two years later they sold the property to Robert F. Catterson and the sale price indicates that there was probably a structure on the property. It appears that the property was always rental property from the time the cottage was built. This fact, however, does not diminish its importance. This typical worker's cottage was once much more common to find in other nineteenth century areas of the city. It is unusual to find one in brick as wood frame was much more popular. This house appears to be similar to the Kunz cottage at 725 Lord Street. However these are subtle differences. The use of segmental arches for the window and doors is similar as is the scale and roof pitch; however, this cottage lacks the brackets of the Kunz cottage. Instead, the purlin ends are extended and shaped almost as vestigial brackets.

It is possible that the cottage was always painted. Many nineteenth century brick buildings were painted as a form of protection for the notoriously soft brick and also because color could be used to suggest stone. This was not an uncommon practice, to try to have a lesser material appear more substantial. This was especially true in regard to cast iron which was often dusted with sand to make the metal appear as stone.



Simpson-Walsh House(35)
614 Fletcher Avenue
c. 1868-71

This cottage was probably built between 1868 and 1871. During this period the property was owned by John and Margaret Simpson. They bought it from Barnabas Fay in 1868 and sold it to Patrick Walsh in 1871. It wasn't until 1882, however, that Walsh, a saloon-keeper, took residence. William Walsh, a tinner, also lived in the house during that same period. They resided here until 1896. After this date the property was rented.

This type of house was most typical of the kinds of cottages erected for the working classes. It does retain some of its original features such as the recessed entry with original door and shaped rafter ends.



William A. Hamilton House (56)
615-617 Fletcher Avenue
1905

This Free Classic duplex was built on the site of another home. It has remained one of the best preserved houses in the district. The Free Style design is indicated by the hip roof and dormer and symmetrical facade. The porch, with a denticulated cornice and Corinthian capitals, is original. William A. Hamilton (1860-1925) lived in the original house on this site and later built this residence, probably as a speculative venture. He was at his death president of the Hamilton Lumber Company, located on East Maryland Street.

Tenants in this duplex included Charles Burk, a bartender, who lived at 615 from 1909 until his death in 1925. His widow, Louise, remained here until 1945.

Residents of 617 included C.E. Dipboye, a toolmaker, and Rev. J. Ray Fife, pastor of the now demolished Sixth Christian Church (formerly located at the corner of Elm and Pine Streets).



Weakley-Hinkle House (57)
619 Fletcher Avenue
1892-94 Remodeled 1922

This house was probably built by George W. and Ella I. Weakley about 1892. They moved to a house on this site in 1894. No previous resident owners have been found. Weakley was a night manager and later chief operator for Western Union Telegraph Company. The Weakleys lived in the house until 1900 when they sold it to Dr. Harry E. and Cora E. Gabe. Dr. Gabe had his office at 911 Virginia Avenue. He sold the house in 1910 to Joseph and Mamie Gueffre. Gueffre, a shoemaker, and his wife sold the house to David T. and Fritzie Hinkle in 1914. In 1922 they took out a lien against the property and it was probably at this time that the house was remodeled to its present Dutch Colonial Revival Style.

The chief style characteristic, the gambrel roof, has not been obliterated by the aluminum and imitation stone siding. It is interesting to note the placement on the property of a large stone with the date of 1882 carved on it. This is the construction date for South Baptist Church and it is probable that this is the cornerstone for the church.

Vacant Lot
620 Fletcher Avenue



Algae House (34)
622 Fletcher Avenue
1864

Samuel Algae and his wife Loretta had this cottage built shortly after they bought the property in 1864. Algae was a porter for Andrew Wallace. In 1869 the Algaes sold the property to Chauncey VanDusen, a roadmaster for the I.C. & L. Railroad. The house subsequently became rental property.

Vacant Lot
625-27 Fletcher Avenue

Vacant Lot
626 Fletcher Avenue



Laut Sheet Metal Company (33 and 32)
630 Fletcher Avenue
1864



In 1863 Herman H. Koch purchased this property from John Behrmann. The following year he opened his grocery on the site. He operated the store until 1873, when Henry W. Laut and William Poppe started the business of Laut & Poppe, Groceries, Provisions, Produce & Poultry. The partnership lasted until 1879 when Mr. Poppe was no longer associated with the business. Mr. Laut rented a rear room facing South College Street to a Mr. Kuehrmann who operated a stove repair and tin shop. About 1884 as settlement for delinquent rent Mr. Kuehrmann transferred the business to Mr. Laut. The metal business was more prosperous than the groceries and soon afterward Mr. Laut formed the H.W. Laut Company, tanners.

Eventually two of his sons, William (died 1954) and Henry (1877-1957), joined him in the business. William Laut's two sons, Harold and Leslie, continued the business until they retired in 1975 and the business was sold.

The Laut Sheet Metal Company was responsible for the metal work on numerous Indianapolis buildings: The Federal Building, Majestic (Farm Co-op) Building, Fletcher Place Methodist Church, I.O.O.F. Building, the Atheuacum, Chamber of Commerce Building, Marion County Jail (demolished), U.S. Post Office (St. Louis, MO), Circle Theater, Indianapolis Athletic Club and numerous other buildings throughout the city.

The insul brick on the front portion of the building obscures the original siding and the form of the wooden canopies which were used when the building was a grocery. Most important, though, is the barn-like structure to the rear. The board and batten siding is unusual. The cross gable roof shows evidence of some gable trim.



Bob's Auto Sales (162)
704 Fletcher Avenue
c. 1950-1970

This is a one story concrete block commercial building which is not part of the historic fabric of the district.

Vacant Lot
710 Fletcher Avenue

Vacant Lot
712 Fletcher Avenue



Residence (161)
716 Fletcher Avenue
construction date unknown

This one story concrete block building is considered a neutral intrusion in the Fletcher Place district, as it does not contribute to the overall historic climate of the neighborhood.



Pamela Apartments (160)
(Charles Richmann House)
718 Fletcher Avenue
1866

This brick Italianate structure has experienced some alteration, but most of its original design is still visible. The porch and room above it are unsympathetic later additions to the house. Much of the original detail remains, including the stone sill and incised stone lintels on the 2/2 double hung sash windows. The cornice, with its paired brackets, cornice windows and decorative wood panels is still intact.

Charles Richmann, the builder, was a man of many talents, which is evidenced by the various occupations he pursued. He is listed in the city directories at various times as Chief of the Fire Department (1869), a wagon maker (1872), and a carpenter (1880). After his death in the 1890's, various family members continued to live at this address until 1924.



Stripp House (144)
719 Fletcher Avenue
1864-65

This house was probably built by Peter W. Stripp after 1864 when he purchased the property. It was always used as rental property. Among the people who rented it were Willard L. Walnesley, a fireman, Frank P. Button, an engineer, Arthur F. Lookman, a brakeman, and Jesse O. Murphy, a switchman.

Most of the architectural details have been obliterated by later additions. The porch, which is not original, does not obscure the roof pitch which is similar in pitch to the speculative cottage at 730 Lexington. Both cottages were constructed about the same time.

Vacant Lot
722 Fletcher Avenue



Furgason House (145)
723 Fletcher Avenue
1879-80

This house was probably built by Sebert L. and Martha Furgason after they bought the property in 1879. They lived in the house until 1892 when they sold the house to Leander A. and Nora Fulmer. However, they apparently did not live in the house and it was not until it was bought by Henry W. and Carrie Fechtman that a resident owner was here. Mr. Fechtman was secretary of the German Building and Loan Association. His son Charles D., a student, also lived in the house. In 1918 the house was sold and became rental property. Among these residents were Rev. William H. Brightmore and Rev. Philip W. Corya both pastors of Fletcher Place Methodist Church. Rev. Corya is commemorated in a stained glass window in the church.

The insul brick which covers the siding obscures what are probably Queen Anne details on this cottage. However some details remain such as the brackets an cornice, and swag and garland ornament.

Vacant Lot
727-29 Fletcher Avenue



Ragen Residence (159)
728 Fletcher Avenue
1871

Virtually all that remains of the original design of this house is its basic shape, hip roof and porch pediment; aluminum siding obscures any decorative elements which may have existed. The structure was built by Charles Ragen, and his family lived here until 1927.

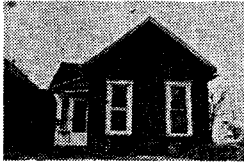
Charles Ragen is listed as a laborer in the city directories of the time. Others of his family included John E., an engineer, Elizabeth, a teacher at P.S. 30, and Kate, a stenographer with a railroad company. Many times foreign sounding names were spelled in several different ways in the directories. The Ragen family's name was also spelled Ragan, Regan, and Reagan in various editions of the city directories.

Vacant Lot
731 Fletcher Avenue



Moulton House (158)
732 Fletcher Avenue
1864; remodeled 1897

Charles and Emily Moulton bought this property in 1865 and moved into a house on the property very soon afterward. Moulton was a machinist in the I&C Railroad Shop. He and his wife lived here for about five years when they sold the property. In 1873 John W. and Sarah C. Fike bought the house. He was a partner in the firm of Brandt and Fike, architects and builders. The Fikes lived in the house until the turn of the century. About 1897 Fike remodeled the house, adding the dormer and probably making other changes. The brick porch columns and glass block enclosure are even later additions, probably in the 1940's-1950's.



Wade House (146)
735 Fletcher Avenue
c. 1872-74

John Wade Thompson bought this property from John and Sarah Daugherty. Thompson and his wife, Martha A., and daughter, Kate A., never lived in the house. Their home was at 277 Virginia Avenue. Thompson was a mason and served as Justice of the Peace in 1880. His daughter Kate taught school at P.S. 7. John D. Thompson, a machinist, was the last of the family members to own the property.

The house is similar in form, roof pitch, etc., to the other speculative cottages of Lord Street or Harrison Street. Part of the side porch remains.



Edgerton House (157)
736 Fletcher Avenue
c. 1903

In 1903 Frank A. and Pauline Edgerton bought part of this lot from James B. and Maud M. Nelson. Soon afterward they built this house. Although it has been somewhat altered with the two story porch and a change in the entry it still retains the general characteristics of a Free Classic house. The triple windows in the gable and simple clapboard siding show the move away from the more decorative elements of Queen Anne.



Curran-Poorman House (147)
739 Fletcher Avenue
1872

Modernization of a 19th century house has oftentimes over the past few decades meant an unsympathetic treatment of the exterior. This cottage, like so many others in the city has lost much of its character to the asphalt shingle siding which covers the original clapboards. A portion of the original Eastlake porch and trim on the side bay attest to the original style of the house. Patrick G. Curran, a grocer, built the house as his residence.

Curran, who dealt in "groceries, flour and feed, wines and liquors", lived here until 1876. The next identifiable occupant of the house was David Poorman. He and his wife resided here from 1883 to 1891 and then again from 1898 to 1937. Poorman was employed at various times as an oyster packer and a salesman.



Foster-Mowrey House (156)
740 Fletcher Avenue
1868-70; remodeled 1880? and later

In 1868 this property was bought by Alfred S. and Martha I. Foster. They evidently had this house built and shortly thereafter sold the house and property to Samuel L. Johnson. It was not until George W. and Rachel S. Mowrey bought the house in 1870 that there was a resident owner. Mowrey, a teamster, lived in the house only a short time before he sold it back to Alfred Foster.

It was not until 1898, when Jeremiah and Amanda Moreau bought the house, that there was again a resident owner. Moreau sold the house to Albert Statts, a grocer, in 1911. Statts lived in the house briefly and then used it as rental property.

This house has the basic profile of an Italianate. It has been altered, however, several times. The original Italianate brackets, cornice, and side porch have been removed. The present porch, which has an Eastlake profile, probably had turned columns and turned-work trim. This has been removed also. The present look only suggests these former styles.



Matthews-Ruckersfeldt House (148)
743 Fletcher Avenue
1870

This 1 1/2 story cottage resembles countless others in the city and was probably built as a rental unit. The cottage retains its shaped rafter ends but asphalt shingle siding probably obscures other decorative detailing. The house was probably built by Oliver J. Matthews, who owned the property only briefly.

The first owner/occupant of the house, Charles Ruckersfeldt, appeared in 1872. Ruckersfeldt owned a wholesale wine and liquor distributorship on West Louisiana Street. After his death in the late 1890's, his widow, Mary, resided here until 1925.

Vacant Lot
746 Fletcher Avenue



Jones Cottage (149)
747 Fletcher Avenue
1866-67

In 1866 William F. and Elizabeth Jones bought this property from Amanda Harbor. A year later they moved into this cottage. Jones was a foreman for Osgood, Smith & Co., hub and spoke manufacturers, at 230 S. Illinois Street. Mr. & Mrs. Jones lived here until 1873, when they sold the property to Jennings and Kate Branham. From 1883 until 1904, the Koch family, Herman and Mary, were the resident owners. In 1904, after the death of Mr. Koch, Mrs. Koch sold the house to Lawson Hale (1861-1936). Hale was born in Rushsylvania, Ohio, and came to Indianapolis in 1880. He worked as a brakeman for the Big Four Railroad from 1885 until he retired in 1930. He and his wife Elizabeth Ann had a son and two daughters. After the Hales sold the property in 1915 it became rental property.

This house, although altered several times, is most unusual because of the gable lancet windows. This is a rare example of the Gothic Revival Style in Indianapolis domestic architecture. Few examples have survived. It was probably the Kochs who added the porch with imbricated shingles in the pediment. And it was probably the Hales who replaced the porch posts with the simple columns. Some other details remain such as the window and door surrounds and shaped rafter ends; however, the decorative brackets along the cornice have been removed.

Vacant Lot
748 Fletcher Avenue



Rufus Swain House II (150)
751 Fletcher Avenue
1879

The Swain family left 755 Fletcher Avenue in 1879 to move into this house next door. The 1880 city directory shows several family members in residence here, including Carrol, proprietor of Swain & Biddenbaum Grocers; Robert, an agent for the Prudential Insurance Company; and Rufus, a real estate agent, probably the son of the Rufus Swain who built 755 Fletcher Avenue. Rufus Swain lived here until 1898. Following his departure the house became a rental property.

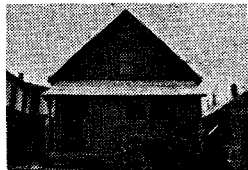
The Stick Style porch pediment remains on this cottage and serves as a reminder of its appearance before the application of asbestos shingle siding. Detailing may still exist beneath the siding.



Septimus H. Smith House (155)
752 Fletcher Avenue
c. 1875 - 1880

Like many other homes in the city, this house has had all its detailing hidden by the application of aluminum siding. No distinguishing decorative work remains. The house was evidently built as a speculative property by Adams, Huey, & Johnson, "Manufactures and dealers in lumber, sash, doors, and blinds". It was sold shortly after construction.

A resident owner could not be located until 1892. Septimus H. Smith was publisher of "The Wood Worker", probably a trade journal. He lived at this address until 1906.



Rubush-Swain Cottage (151)
755 Fletcher Avenue
1865

This house was probably built by Fletcher Rubush after he bought the property in 1865. Rubush was a carpenter and lived at 759 Fletcher Avenue. He sold the property soon after he built the house to Ambrose Stanton, who did not live in the house. Stanton sold each of the two houses on the lot separately. He sold this house to Rufus and Mary J. Swain in 1867. Swain was a general agent for Charter Oak Life Insurance Company of Hartford. However a year after he moved here Swain died; his widow remained in the house until 1878. After that date the Swain family rented the house until they sold it in 1917. Among the tenants were William W. Wallace, a decorator, Leslie C. Baker, a chauffeur, and Daniel O. Heistand, a salesman.

This Italianate cottage is relatively unaltered. The porch, a later addition, has been partially enclosed. However, the basic form and many of the decorative details including the decorative gable vents and brackets remain. This cottage bears some similarity to the one at 721 Lord Street.



Fletcher-Rubush House (152)
759 Fletcher Avenue
1864

Asphalt shingling and aluminum siding hide the original appearance of this two story house. The existing side door appears to be original. Fletcher Rubush, a carpenter, probably built the house and lived in it until 1867.

The house appears to have been used as a rental after this point until 1910 when it was purchased by William O. Gorham. A streetcar conductor, Gorham lived here until 1917 when the property appears to have reverted back to a rental unit.

Vacant Lot
763 Fletcher Avenue



Foster-DeRuiter House (153)
767 Fletcher Avenue
c. 1870

The origin of this house is somewhat in doubt; however, it appears the residence was most likely built by Alfred S. Foster. Foster purchased a lot on Fletcher Avenue in 1870 and subsequently sub-divided it into three separate lots. He may have also been responsible for the construction of the houses on either side of this one. He lived for a time at 763 Fletcher (demolished). This cottage, like countless others in the city was sided with asphalt shingles, thereby wiping out much of its early appearance.

The first resident owner of the cottage was Derk DeRuiter, a dealer in fruits, oysters and produce. He lived here from 1874 to 1884. De Ruiter also resided at other addresses in Fletcher Place during his lifetime.

Charles Dashiell purchased the house in 1884 and remained here until 1889. It became a rental after his departure.



Phoenix M. Gallahue House (154)
769 Fletcher Avenue
c. 1870

The Stick Style gable trim and corner brackets remaining on this house testify to its original design. Aluminum siding and asbestos shingles obscure the remainder of the structure. Phoenix M. Gallahue is identified as the first owner/occupant of the house. He took up residence in 1874.

Phoenix Gallahue was part owner of W.C. Gallahue and Company, a dry goods and notions firm on Virginia Avenue. The business later became P.M. Gallahue and Company and relocated on West Maryland Street. As the firm grew it diversified into the carpet and hosiery lines. Gallahue's last listing at this address was in 1888.



Harrison Street

Vacant Lot
710 Harrison Street



Charles Richmann House (163)
721-23 Harrison Street
c. 1885-1886

Charles Richmann acquired this property in 1858; however, no evidence points to his residence here. He undoubtedly built this double for income producing purposes. The property remained in the hands of the Richmann family well into this century.

The house is a classic of Queen Anne architecture. Aluminum siding obscures the original siding material, but the form, window style and placement, and other details show the characteristics of the style.



Schwier Cottage (171)
722-24 Harrison Street
c. 1870 - 1875

Neither title research nor biographical research have revealed a resident owner or construction date on this house. This is puzzling, as brick houses are somewhat uncommon in the area and were generally contractor-built. The unusual detailing and siting of the residence also contributes to its curiosity. The stone trim over the lintels of the doors and windows, which is stone faced with margins, is most unusual. Small brackets at the end of the flank gable roof barely hint at the Italianate style. The building is sited directly at the sidewalk which is inconsistent with the fairly uniform setback prevailing in the district. The house was probably built about 1870-75. About that time the property was acquired by Christian H. and Christiana Schwier, but they were not residents of the house. The house has had a long rental history. Tenants have included a barber, a machinist, a tireworker and several widows.



Kunz Cottage (170)
728 Harrison Street
c. 1889

The history of this property resembles 725 Lord Street. Jacob and Amelia Kunz were the property owners and residents of 725 Lord Street until 1899. Since Jacob Kunz was a carpenter, it is possible that he was responsible for the construction. It is a typical cottage in form, although most of the details have been lost.

Vacant Lot
731 Harrison Street



Wolfram-Kattaw Cottage (169)
732 Harrison Street
1884

For the history of this property see 731 Lord Street. The history of this property parallels that of 731 Lord Street as far as owners/builders.

Vacant Lot
733 Harrison Street



Wolfram-Kattaw Cottage (168)
734 Harrison Street
1884

Another of the Wolfram owned properties, this house has a history similar to that of 732 Harrison and 731,735 Lord Street.



Keefe House (164)
735 Harrison Street
c. 1870

Despite the asphalt shingle siding, which has removed most of the original detailing, this house still retains its basic form. It was built in the Queen Anne style by Michael Keefe.

A relative, John Keefe, built a house on this lot about 1870 which was apparently demolished by 1887. Various members of the Keefe family, including William, a railroad worker, and Maggie, a dressmaker, resided here until 1908. After this date the house apparently became a rental property.

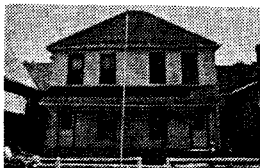
Vacant Lot
738 Harrison Street



Michael A. Keefe House (165)
739 Harrison Street
1899

Michael Keefe built this Eastlake cottage on the site of a former residence. The original porch remains to testify to the early appearance of the house. Asphalt shingle siding obscures any other detail which might exist. Keefe was a printer with the Indianapolis Journal and lived here until 1907.

After this date the property apparently became a rental. Later residents included Jaspar Shipp, a city fireman and James DePew, a driver.



Warweg House (166)
743-5 Harrison Street
1870-71

Henry and Minnie Warweg bought this property in 1862; however, they apparently did not build this cottage until about 1870-71, when they are found to be residents of a house at this address. Warweg was a brickmaker. He and his wife lived here until 1891 when they sold the house to William and Bridget Mainon. William Mainon was a real estate and rental agent and probably bought the

house for an investment. He was never a resident. Aluminum siding obscures any surface details and most of the porch details have been removed. What is left of the porch suggests it may have had a more elaborate Eastlake design.



Neussel Cottage (167)
801 Harrison Street
1881

This cottage was built by Charles F.W. and Sophia Neussel about 1881. In that year, they bought the property from Heinrich and Dora Wampner. Neussel had a variety of occupations. At the time he moved to the house he was a machinist hand but his subsequent occupations included bricklayer, general laborer, mason and lastly, newsdealer. In 1909, the Neussels moved from the house. Later residents have included a mill hand, maintenance man and mattressmaker.

Although the asbestos shingle hides the clapboards, there are other notable features. The cottage has the standard plan with cross gable roof but the front gable window has an unusual segmental arch hood. The cast concrete porch, which was probably added about 1906, is a typical turn-of-the-century improvement. Cast concrete was used as a building material during the last quarter of the nineteenth century but was most popular after porches and entire houses were offered for sale through catalogues.



Lexington Avenue

Vacant Lot
554 Lexington Avenue

Vacant Lot
560 Lexington Avenue



Higgins-Glossbrenner House (66)
608 Lexington Avenue
c. 1872

This house, called an Italianate cottage, was built about 1872 by Cuvier B. Higgins and his wife, Mary B. Higgins was an agent for the American Express Company. Shortly after they built the house they sold it to William M. Cole, a real estate broker and member of the firm of R.H. Buck & Co., Real Estate. A succession of non-resident owners had the house until 1879, when it was purchased by the Rev. Peter S. Cook, a city missionary. In 1890, Cook sold the house to Alfred Morton Glossbrenner and his wife, Minnie M.

Glossbrenner, born in Jeffersonville, Indiana in 1869, was the eldest son of William J. and Jane Cox Glossbrenner. In 1882 the family moved to the house at 709 Lexington. Glossbrenner was an ambitious young man. While working at a variety of menial jobs he continued to study law, accounting and bookkeeping. As a bookkeeper he worked for the Levey Brothers & Co., Printers, Stationers, and Blank Book Manufacturers. Eventually he became vice-president and manager of the company. Shortly after he, his wife and three sons moved from this house, he was elected to the 61st General Assembly and later directed the successful senatorial campaign of Albert J. Beveridge. The Meridian Street mansion he built later is now a part of Winona Hospital.

Subsequent owners have included Isaiah C. Crane, a jeweler and William H. Thomas, a physician. Thomas and his wife Anne bought the house in 1902. Thomas, a specialist in family practice, received his medical degree from Indiana Medical College and soon thereafter helped form the Central College of Physicians and Surgeons. He was instructor of anatomy at the college which eventually merged with Indiana University Medical School. Mrs. Thomas continued to live in the house after the death of her husband, about 1915. By the 1920's the house had become a rooming house.



Smith-Earnshaw House (65)
610 Lexington Avenue
c. 1875

This house is a classic example of an Eastlake Cottage. It was built about 1873 by John C. Smith. He was a partner in the firm of Smith & Cole Co., Livery, Sale & Feed Stable. In 1875 he sold the house to Joseph and Emeline Earnshaw. Earnshaw was a foreman for Boyle, Cox & Co., lumber dealers located on the north side of Rockwood Street, now Lord Street. Earnshaw later went into business for himself as a hoop manufacturer, known as Earnshaw & Taylor. Emeline Earnshaw was an active member of the Fletcher Place Methodist Church. She was a member of the first board of trustees of the new church when it was built in 1872. After 1916 when the new stained glass windows were installed in the church, Joseph Earnshaw and his wife were commemorated in one of the new windows.

*FORSYTH
HOUSE*

Vacant Lot
616 Lexington Avenue



Joseph Fisher House (64)
618-20 Lexington Avenue
c. 1875-1880

The original owner/builder of this house is in doubt, but Joseph Fisher was probably responsible for its construction. The house is a two story Italianate duplex. Parts of the original design, apart from the overall profile remain. The bracketed cornice, window surrounds, and porch were spared when aluminum siding was applied.

As the house was always used as rental property, residents were usually short term. They included Silas Harvey, a clerk, and Harry Summans, a bookkeeper.

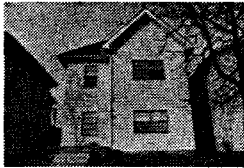


Francis H. Pillet House (85)
619 Lexington Street
c. 1880

Despite the aluminum siding, some detail still remains on this Eastlake/Stick Style cottage. Remnants of the original porch and gable trim attest to its earlier appearance.

The Francis H. Pillet family built the house and were its first residents. Francis Pillet was employed as a clerk. Other family members included Edwin, who worked as a page at Superior Court, and Jessie, employed as a stenographer. The city directory gives 1880 as the Pillet's last year of residence here.

Later residents included Francis Forbes, who lived here from 1899 to 1920, and Alberta Smith, a school teacher who was here from 1922 to 1966.



Issac King House (63)
622 Lexington Avenue
1893

Aluminum siding has obliterated all stylistic elements on this house. Only the roof shape and general profile remain as original. Isaac King built the house about 1893 and lived here until 1898. The King family retained ownership until about 1920.

Another owner/occupant could not be identified until Wilmert B. Schreiber took up residence in 1923. A carpenter by trade, Schreiber remained at this address until 1934.

Vacant Lot
623 Lexington Avenue



Wallace-Fisher House (62)
628 Lexington Avenue
1871

This house has an interesting history, if it is still the original house, as it appears to have been greatly altered with a loss of most of its detailing. It appears the house was built by William J. Wallace (1837-?) and his wife Mary A. Moore. Wallace was born in Perry Township and came to Indianapolis in 1856 shortly after he was married. After serving in the Civil War and attaining the rank of Captain, he returned to the city and became clerk of Marion County from 1870-1874. After this he retired to his farm.

In 1874, Wallace sold the house to Joseph L. Fisher and his wife Martha J. McCollum. Fisher (1833-?), the son of David and Elizabeth Hodges Fisher, was born on the Ritsinger farm in Perry Township. David and Elizabeth Fisher were among the pioneer settlers in the section. Fisher was among the first to establish a tannery and their house was one of the first to serve as a Baptist Church. Joseph Fisher was the 10th of eleven children. Fisher was ambitious and began working on neighboring farms and performed all kinds of contract work including gravel work on the Madison Road. In 1869 he was appointed superintendent of the county asylum, a position he held for thirteen years. In 1874 he left his Southport farm and moved to 628 Lexington Avenue. He continued his contract work such as excavating, building foundations for structures, stone work for bridges and street paving. He performed the stone work on a number of bridges in Hendricks, Hancock, Crawford, Mianai, Boone and Marion Counties. He and his wife were members of South Baptist Church. They had two sons: John D. and Ezra M. Minerva and Nellie Fisher, dressmaker, and possibly sisters of Joseph Fisher were also residents of the house.

The Fisher family lived in the house until 1879 when the house was sold to David A. Leach, a lawyer, and his wife Elizabeth. After 1902 the Leachs moved out and the house became rental property.



Atkinson-Smith House (86)
629 Lexington Avenue
1872

E. Linneaus Atkinson, a grocer, sold this property to James and his wife, Amanda P. Smith, in 1873. Atkinson had bought the property in 1872 and probably had this cottage constructed shortly

afterward. Smith was a conductor for the Indianapolis and St. Louis Railroad. The Smith's lived in the house until 1877 when they sold it to Benjamin and Elizabeth Johnson. They rented the property to others until 1879 when the Smith's sold the property to Perry W. Earhart and his wife Carrie E. that there was once again a resident owner. Earhart was a dentist with offices at 16½ E. Washington Street. In 1921 Margaret Sullivan became the non-resident owner.

Although most of the distinguishing stylistic details have been removed this was probably a typical speculative cottage type. There are numerous intact examples of such cottages throughout the district.



Commercial Building (141)
702 Lexington Avenue
1905

This two story commercial building served the Fletcher Place area as a grocery during the early 1900's. Aluminum siding has removed all original detailing. George M. Worth was the first owner of the building. He and his brother Clarence operated a grocery here until about 1920. It was subsequently purchased by Walter J. Chandler, who also had a grocery here.



Bill and Ed's Market (140)
706 Lexington Avenue
c. 1960-75

This one story commercial building is constructed of concrete block with a plate glass window and flat roof. It does not blend well with the historic fabric of the neighborhood and is thus considered an intrusion.

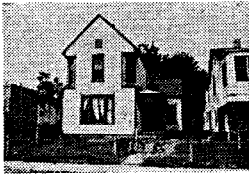


Williams House (120)
709 Lexington Avenue
c. 1856

This cottage, built about 1856, is one of the oldest houses in the district. Its siting, at an angle to both Lexington Avenue and College Avenue, attests to this early date which coincides with the plat date for many parts of the area. Hubbard and Elizabeth Williams built the house, a very simple version of the Greek Revival style. Williams, a painter, lived in the house until 1863 when he sold it to Joseph A. Jolley, a foreman in the blacksmith shop of the Indianapolis and Cincinnati Railroad. In 1869 Harvey and Nancy Davis bought the house. Davis owned a Fancy Goods & Notions store at 62 N. Illinois Street. They lived in the house until they sold it to William Graydon. In 1883 Graydon rented the property to William J. Glossbrenner and his wife Jane.

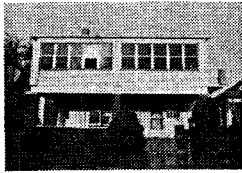
Glossbrenner (1840-1906) was born in Washington County, educated in Jeffersonville and began a grocery business prior to the Civil War. After his service he came to Indianapolis and started a men's furnishing business. In 1869 he entered the U.S. Mail Service and worked there until his death in 1906. In 1868 he married Jane R. Cox. They had six children: Alfred Morton, Harry Wishard, William Jacob Jr., Maude Allen, Eliza Estelle and Mary Jane. There is a memorial window for Mr. and Mrs. William Glossbrenner in the Fletcher Place Methodist Church. Graydon was a non-resident owner and in 1889 he sold it to another non-resident owner, Samuel S. Rhodes.

This simple cottage, unusual for its brick construction, is typical of the numerous cottages in other parts of the city. Most were frame and very few have survived. The simple details and proportions, and low pitched roof with gable end returns mark its Greek Revival Style.



Speculative Residence (139)
710 Lexington Avenue
c. 1880-85

Research failed to indicate the builder and early owners of this house. Despite the asbestos shingle siding, some detailing remains, including the window surrounds and drop pendants at the corners of the chamfered second floor. By the early 1900's the house was being used as a rental. Tenants have included a fireman, a carpenter and a chauffeur.



McCallian House (138)
714 Lexington Avenue
c. 1864

Later alterations have obscured any early architectural details on this house which was built about 1864. John and Elizabeth McCallian bought the property in 1864 and lived here until 1872. McCallian, a machinist, sold the property to Franklin H. Brown in 1874, and it appears to have been rental property from that date.



Jolly House (121)
715 Lexington Avenue
1863

Much of the original detail of this two story Eastlake/Stick Style house has survived to the present. The imbricated shingles in the gable, and the original porch and door all testify to its early appearance. It appears from the title research that a blacksmith, Joseph Jolly, built the house and lived here until 1865. Jolly was probably employed at the nearby railroad yards.

After Jolly's departure, the house appears to have been owned by a succession of absentee landlords. No other resident owners were found into the 1920's.

Vacant Lot
717 Lexington Avenue



Whitsit-Noble House (137)
718 Lexington Avenue
1869-71 addition 1893

In 1869 Courtland E. Whitsit bought this property from William A. Schofield. Three years later he sold it to George A. and Mary Ann Evans. It was probably in this three year period that the brick front portion of the house was built. However there were no resident owners until 1873 when Cyrus B. and Harriet Noble bought the property. Noble (1845-1925) was born in Dayton, Ohio. He began work in Indianapolis as an extract manufacturer. This proved to be prosperous for him because in 1893 he added the rear frame portion to the house. By 1898 he was a foreman at the Parrott-Taggart Bakery. At the time of his death Noble was director of the Fletcher Avenue Savings and Loan Association. Mrs. Noble continued to live in the house until 1930.

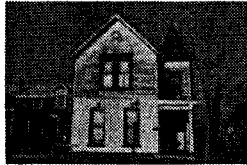


700 Block of Lexington Avenue, Northeast Side



Mann House (122)
721 Lexington
1873-76

James B. and Eliza J. Mann bought this property from Asa C. Butler in 1873. Shortly after this they built a double house and moved to this address in 1876. Mann owned a boarding and feed stable. The Manns lived in the house only briefly and soon sold the house to Bernard W. and Sarah A. Arnold, non-resident owners. From that time the house seems to have been only rental property. This was very often the case with many of the houses in the area.



Curran-Poorman House (136)
722 Lexington Avenue
1871-74 addition 1883

This house has a similar history to the Whitsit-Noble house. In 1871 Thomas Curran bought the property from Edwin F. Dunn. He evidently sold the property with a house to David S. and Erma F. Poorman in 1874. Poorman was a clerk for Derk DeRuiter who was an oyster and commission merchant and lived at the corner of Fletcher and Pine. The Poormans sold the house to John H. and Salome Meyers. It was probably Meyers who added the frame second floor giving the house its tower-like addition and other Queen Anne detailing.

In 1896 the property was sold to Alexander W. Cochran. The Cochran family lived in the house until 1924. Cochran was a clerk for George C. Morrison Co. Among the family residents were: Agnes A., stenographer; John R., a carpenter; Samuel, a muler; and Marie S. and Fergus of unspecified occupations. It was probably Cochran who added the porch about 1899.

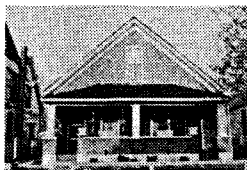


Hass-Peak House (123)
725 Lexington Avenue
1863-72

In 1863 Peter Hass bought this property from George W. and Hannah Hass and nine years later sold it to John W. Murphy. The house was probably built sometime during that period. In 1873, Mrs. Kate Peak, the widow of David Peak, and her two daughters Ida and Rosa, a dressmaker, moved into the house. Mrs. Peak bought the house in 1876.

The next resident owners were William and Sophia Priegnitz who lived in the house from 1882 until 1919. Priegnitz was a carpenter and car repairer. They sold the house to Anthony and Teresa Cringle who lived in the house until 1945.

This is a classic Eastlake/Stick Style cottage. It has the typical cross gable roof and T-plan, clapboard siding and imbricated shingles in the gable. This kind of cottage was very popular in the nineteenth century because they were easy and cheap to construct and served the housing needs of the working class family.



Wright House I (135)
726-28 Lexington Avenue
c. 1865-70

This house shares a similar history with 730 Lexington. William G. Wright owned the property and it appears that when ownership of the properties changed, there were structures on them. Both houses were erected before 1887 but sometime after 1865. No resident owners were found. This house is very similar in roof pitch and scale to numerous other such cottages in other parts of the city. The porch is probably a later addition, perhaps added to enhance its rental potential.



Wright House II (134)
730 Lexington
c. 1865-70

This house was probably built by William G. Wright as a speculative house. Neither Wright nor his wife Larelda are ever listed as residents. This holds true for subsequent owners throughout the nineteenth and early twentieth century. The house was built sometime after 1865 with the porch added much later.

John R. Bellis who built his house at 732 Lexington, lived in this house briefly; however, no other residents have been found. The cottage is extremely simple in form and detail which is not atypical for such a speculative house.



Wishard House (124)
731 Lexington
1880

Albert W. Wishard bought this property from Peter and Mary A. Smith in 1879. He and his wife Frances Cooper built this house shortly afterwards. Wishard (1854-1917) graduated from Wabash College in 1876 and began to study law in the office of Charles Test and John Coburn. In 1878 he was admitted to the bar. He was elected to the Indiana State Senate as a Republican in 1892 and served for four years. President William McKinley appointed him U.S. District Attorney for Indiana in 1896. Two years later Mrs. Wishard died and he married Cora Wallace. He later was appointed Solicitor General of the Internal Revenue Service.

Other family members who resided in the house included: Albert Wishard's father, Dr. William H. Wishard, his sister Elizabeth M. Wishard, brother Dr. William N. Wishard; and niece Harriet J. Wishard. Dr. William H. Wishard (1816 - 1913) was born in Kentucky and as a child moved to Indiana in the early 1820's. After graduating from medical school in Cincinnati he set up a medical practice with a Dr. Noble in Greenwood. Several years later he moved to Southport, and in 1877, he was elected coroner of Marion County and moved to Indianapolis. He served two terms after which he established a private practice. In 1840, he married Harriet N. Moreland (died 1902). They had five children. She was the daughter of the Rev. John Moreland, pastor of First Presbyterian Church. Elizabeth Wishard (1862-1956) was one of the first day bookkeepers at Wishard Hospital. She wrote a biography of her father, A Doctor of the Old School.

In 1893 the Wishards sold the house and moved. It was purchased by George R. and Catharine Parsons. It was probably the Parsons who changed the first floor windows and porch in 1898. They moved from the house in 1902 about the time they sold it. In 1907 Louis and Fannie Falender bought the house and lived here until 1920. Falender was a junk dealer. The next owners were Charles and Magnolia A. Cox. He was a grocer. The Coxes lived in the house until 1938.



Mechanics Laundry (125)
735 Lexington Avenue
1911

This building was erected on the site of Fulmer Livery Stables. Originally it was known as the Union Co-operative Laundry Company, which it remained until it was purchased by Mechanics Laundry. Although this is a strictly commercial building, it still has some fine architectural detailing which makes the building an asset.



Jackson-Balsley House (129)
736 Lexington Avenue
1895-96

Between 1895 and 1896 Enoch E. and Mary M. Jackson took out three mechanics liens and a mortgage on this property, indicating that this house was probably built during that period. Jackson, a salesman for McCormick Harvesting Machine Company, lived in the house briefly before he sold it in 1897 to Joseph and Fidelia Balsley.

Balsley (1835-1912) was born in Connellsville, Pennsylvania where he learned his trade as a carpenter and stair builder. In 1858 he moved to Beford, Indiana, where he lived until he moved to Indianapolis in 1898. During the Civil War he achieved the rank of Captain and later became Assistant Adjutant General of the Grand Army of the Republic. Balsley sold the house the year before his death to Wallace W. and Rebecca J. Mealey.

Aluminum siding and insul brick obscure the original siding materials and the porch has been replaced but the basic Queen Anne form remains. It appears similar in form to the houses at 622 Lexington and 735 Harrison Street. They too have been stripped of much of their detail but the overall profiles are very much alike.



Brado-Marien House (128)
740 Lexington Avenue
1872-73

This house was built by Joseph Brado in 1872-73. He never lived in the house which sold to John and Katherine Marien in 1873. Marien was a stonemason and worked for Smith, Ittenbach & Company. His two daughters, Maggie and Mary, also lived in the house. They were tailors. In 1887 after the death of Mr. Marien, his widow sold the house to George and Caroline Nessler. He was a cabinet maker. Adolph G. Nessler, a machinist, and Amelia F., a clerk at Charles Mayer & Co., also lived in the house. The Nesslers lived in the house until 1925.

Although most of the siding details are obscured by aluminum siding some of the remaining details such as the porch and corner braces give some hint of the original style of the house. The T-plan with cross gable roof are typical.



Bellis House (127)
744 Lexington Avenue
1872-73

In 1872 John R. and Fannie B. Bellis bought this property from Amasa Stone. Shortly afterward they built this house. Bellis was the engineer for Steamer/Engine Company No. 3 on Virginia Avenue. They lived in the house until 1881 when they sold it to George Vondersaar, and his wife Mary. He was a bookkeeper at Henry Syerup & Son. The Vondersaars, the last nineteenth century resident owners, lived in the house until 1889 when they sold it to James M. Tomlinson. The house was rental property after that date.

The stucco cladding fails to obscure the basic cottage form. The T-plan, cross gable roof, and corner porch show the persistence and popularity of this house type. It is not presently possible to determine if the detailing was Eastlake or Stick Style which were often used interchangeably or in combination.



Blizzard House (126)
748 Lexington Avenue
1885

In 1885 Silas T. and Lida J. Blizzard bought the property and built this house. Blizzard worked as a train dispatcher and later train master for C.C.C. & L. Railroad. The Blizzards lived in the house until 1893, although they did not sell the property until 1896 when it was purchased by William T. Owen. The house subsequently became rental property.

The open facing gable is the only cue that this house may have been Queen Anne in style. It was probably Jesse C. and Elizabeth Y. Brown who replaced the original wood porch with the cast concrete columns in 1909. This was a typical form of "modernization" for houses. Very often porches or whole houses of cast concrete were ordered from Sears or other manufacturer's catalogues.

Vacant Lot
749 Lexington Avenue

Vacant Lot
750 Lexington Avenue

Vacant Lot
755 Lexington Avenue



Lord Street

Vacant Lot
515 Lord Street



Hartman House (12)
517 Lord Street
1873-1876

This speculative cottage was built about 1873-76 by Frederick K. Hartman. It appears that this property was always rental property throughout the nineteenth and early twentieth centuries. This was not unusual for this area, the city or for this type of cottage. Although asphalt "brick" obscures the siding, the form and the remaining details show it to be similar, if not identical to cottages on Fletcher Avenue, Elm Street and Lexington Avenue. Part of the porch remains on this cottage and could serve as the model for other restorations.



Grumann House (13)
521 Lord Street
c. 1870

This cottage is another of the numerous speculative cottages. It was probably built by Heinrich Grumann sometime after 1870. In that year he bought the property from Jesse and Louisa J. Jones.

Jones had platted this area on the south side of Lord Street and the north side of Fletcher Avenue in 1863. Grumann was a painter and glasscutter by trade although he never lived here. Most of the later additions and alterations have obscured any style characteristics.

Vacant Lot
529 Lord Street



Maisoll-Peake House (14)
525 Lord Street
1874-75

William and Christina Maisoll bought this property from Jesse Jones in 1872. By 1875 they had built the house and were living at this address. Maisoll was a tailor for Becker and Hunter. Fred Maisoll, a varnisher, was also resident of the house. In 1878 Maisoll sold the house to Benjamin J. and Zelpha A. Peake. He was a partner in the firm of B.J. Peake and Bro., Flour & Feed, 146 Virginia Avenue. His brother, James T., lived nearby at 298 Fletcher Avenue. Peake (1838-1903) was born in Rush County on a farm owned by his parents Benjamin and Abigail Murphy Peake. They were descendants of early Ohio pioneer settlers. Peake served in the Civil War and after his return in 1865 he was married. In 1873 he left the farm he had owned in Shelby County and moved to Indianapolis. He began the grain, feed and flour business shortly after he arrived. He operated this business until 1881 when he sold his interest and in 1884 he opened a highly successful grocery store at 1630 E. Washington Street. It was in this year also that he sold the house to Erastus L. Floyd. Zelpha Ann Walker Trimble Peake (1844-1906) was born in West Chester, Ohio, the daughter of Liberty and Sarah Bove Walker. In 1852 the family moved to Shelby County, and it was here that the widow Zelpha Trimble married Benjamin Peake in 1866. After the Peake's sold the property it became a rental house until it was bought by Frank L. and Mamie Parker in 1913. Parker, a salesman, lived here until 1920 when Carmana and Mary Delatore bought the house.

The brackets and shaped rafter ends remain to give a clue to the original Italianate style of the house. This kind of house, although there are no similar houses in the district, is not unlike houses in other historic areas of the city.

Vacant Lot
533 Lord Street

Vacant Lot
537 Lord Street

Mobile Home
541 Lord Street



Gansberg House (16)
545 Lord Street
1872-1873

In 1872 Frederick Gansberg, a steel contractor, bought this property from Jesse Jones for \$1,000. He retained ownership of the property until 1896 when he willed the property to other family members. During that time this house was built, probably soon after he bought the property, because by 1873, H.W. Evans, a carpenter of I.C. & L. Railroad, William W. Evens, a fireman, and Rebecca Evans, the widow of Jonathan, were living at this address.

The present siding obscures the original, probably clapboards, and the decorative brackets have been removed but this cottage was probably not unlike the other cottages on Fletcher Avenue or Elm Street.



Gansberg-Janke House (17)
549 Lord Street

The history of this house parallels that of 545 Lord Street. However, in 1895 Paul J. and Emma Janke bought the house. Janke was a circulator for the Indiana Tribune. This cottage is a mirror image of 545 Lord Street. Their siting creates almost a courtyard for the two buildings.

Vacant Lot
453 Lord Street



Stick Style Cottage (18)
555 Lord Street
1870-1875

The detailing on this cottage was developed from the long tradition of wood frame construction in the city. It is unusual to find an example with so many exterior and interior features still remaining. These kinds of details can provide the basis for other restorations or reconstructions for similar style cottages.

This cottage was built in an unplatted area of the Jesse Jones subdivision and for this reason is very difficult to trace with accuracy the chain of title. In all probability this house was built about 1870-75. It was definitely built as a speculative cottage. Residents tended to live here only briefly.

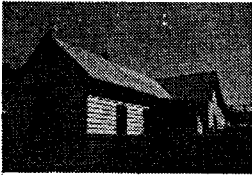


Stick Style Cottage (19)
557 Lord Street
1870-1875

This house and 555 Lord Street are virtually identical in their design and in their history. This too was used as rental property, probably housing railroad employees.

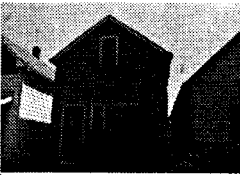
Vacant Lot
561 Lord Street

Vacant Lot
565 Lord Street



Speculative Cottage (20)
603 Lord Street
c. 1870-1875

Most of the details have been removed from this cottage. In all likelihood this standard speculative cottage was similar in plan and details to the other neighboring cottages. The lots along this section of Lord Street were left unplatted; consequently, the builders and owners of these cottages are nearly impossible to determine.



Speculative Cottage (21)
605 Lord Street
c. 1870-1875

605 and 607 Lord Street are typical examples of the worker's house. These houses known as cottages were popular throughout the last quarter of the nineteenth century. They provided basic housing as rental property or as affordable housing for the working class or blue collar worker. Many of the people who lived along Lord Street or in the neighborhood worked for the railroads or the nearby industries. Convenience to work was important when walking was a primary form of transportation.



Speculative Cottage (22)
607 Lord Street
c. 1870-1875

The same comments made regarding 605 Lord Street are also applicable to this cottage.

Vacant Lot
702 Lord Street

Vacant Lot
706 Lord Street

Vacant Lot
710 Lord Street

Vacant Lot
714 Lord Street



Spielhoff Cottage (173)
715 Lord Street
1864

Henry Spielhoff, a carpenter, bought this property from Willis W. Wright in 1864. Shortly thereafter he built this superbly detailed cottage. This house is unique to the district and the city by virtue of its detailing. The board and batten siding in the gable was a popular nineteenth century form of siding although remaining examples in this city are increasingly difficult to find. The fleur-de-lis type of decoration above the first floor level is a detail unique to this cottage.

Spielhoff (1829-1907) was born in Prussia. In 1852 he was married to Fredericke Helle. He had been trained as a carpenter in Prussia before he emigrated to Indianapolis in 1859. He and Fred Prange formed a building partnership in 1865 which was short lived. He lived in the house only a short time before he sold it to Anton Schwartze. From that time on the house was rental property.



Leppert Cottage (174)
719 Lord Street
1862

Nicholas and Mary T. Leppert bought this property from Robert and Catherine Wood in 1862. Soon afterwards they built this cottage. Leppert was a blacksmith in the I.C. Railroad shop. Mr. Leppert died in 1884 but Mrs. Leppert continued to live in the house until 1908 when the property was sold. It was rental property afterwards. All architectural details have been removed.

Vacant Lot
720 Lord Street



Evans Cottage (175)
721 Lord Street
c. 1863-1864

In 1864 Henry W. and Ellen Ann Evans bought this property from the Indianapolis and Cincinnati Railroad. Evans was a carpenter for the railroad. It is possible that the railroad was responsible for the construction of the cottage. In any case, Evans and his wife lived in the house until 1874 when they sold it to Christian H. Schwier and his wife Christiana. The Schwiers were non-resident owners as were the subsequent owners. Renters have included a machinist, a blacksmith, a tire worker and a laborer.

This cottage has much of its original detailing remaining: Italianate brackets, shaped rafter ends, decorative gable vents, and original front door. It is unusual to find such a well preserved record of the nineteenth century. The cottages at 755 and 743 Fletcher Avenue are remarkably similar which would suggest a construction date of about the same time.



Gray Cottage (183)
724 Lord Street
1858

By 1858 Robert and Jennie Gray were living in this house. Robert Gray (died 1899) was an engineer at first with the Bates City Mills and later at the Women's Reformatory. Mrs. Gray lived in the house until after her husband's death. The house remained in the Gray family until 1911 when it was sold and became rental property.

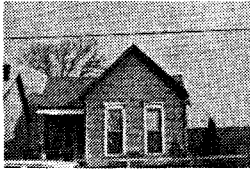
Asphalt shingle siding obscures the original siding and all other decorative details have been removed so that it is difficult to know what was the original style of the cottage.



Kunz Cottage (176)
725 Lord Street
1868

Amelia and Jacob Kunz bought this property in 1866 from John and Catherine Brill. By 1869 they were living in this house. Kunz was a carpenter. He and his wife had two children: Joseph, a tailor and Mary, a dressmaker. The Kunz family lived in the house until 1899. The house then became rental property. Among the residents were a patrolman, a rubberworker, a roofer and a painter.

This cottage is important because of its brick construction. It is very similar to the cottage at 610 Fletcher Avenue, however, there is a slight variation in the detailing. Few brick cottages were built in the nineteenth century and even fewer remain.



Buckley Cottage (182)
726 Lord Street
1864

This cottage was built by John and Hannah Buckley in 1864 after they had purchased the property from the I.C. Railroad. John Buckley (1826-1877) was born in the parish of Kanturk, County Cork, Ireland. His parents died when he was quite young and he emigrated to the United States. After staying briefly in New York, he came directly to Indianapolis. In 1858 he married Hannah Corcoran. Buckley worked for the Panhandle Railroad and later as switchman for the I.C. Railroad. He was killed September 9, 1877 when he was struck by a yard engine on West Washington Street. He and his wife had five children: Hannah, a seamstress; John P., a coppersmith; and Dennis, occupation unknown. John (1874-1922) was active in local Democratic politics and eventually became Deputy County Recorder. Mary Ellen (1868-1938) after graduating from the city high school in 1885, attended the Indianapolis Normal School and graduated in 1886. She later received bachelor degrees from Butler and Harvard Universities. She eventually became principal of School #7 and later School #36. The house remained in the Buckley family until 1902 after the death of Mrs. Buckley when the house was sold to Roger and Margaret Carroll.

This cottage is another example of the typical builder's cottage which was constructed on almost any street in the district. This cottage retains few of its original details but is virtually identical in form to all the others.



Wolfram-Kattaw Cottage (177)
731 Lord Street
1884

In 1883 Charles Wolfram bought this property from Samuel E. and Susan E. Perkins. The following year he took out separate mechanics liens against the property from the north half and southern half of the lot. The liens were with William Kattaw, a contractor and builder at what was 177 Harrison Street (now demolished). It was probably at this time that this cottage and the one at

732 Harrison Street were constructed. The houses were virtual mirror images and not unlike many of the others in the district; however, few architectural details remain on either cottage.

Vacant Lot
732 Lord Street



Wolfram-Kattaw Cottage (178)
735 Lord Street
1884-

The history of this cottage and 732 Harrison is identical with that of 731 Lord and 728 Harrison. Charles A. Wolfram owned both lots and had all the houses constructed at the same time. Wolfram was a partner in the firm of Wolfram Brothers, Stoves & Fireware, at 197 East Washington Street. 735 Lord and 732 Harrison Street are mirror images also. All the cottages were rental property. This cottage did not have a resident owner until 1919 when it was bought by William H. and Margaret L. Weisshaar. He was a fireman and had rented the house since 1911. It could have been Weisshaar who removed the wood porch and replaced it with the present cast concrete wall and columns. It is similar to the one added to the cottage at 801 Harrison Street.



Richter Cottage (179)
737 Lord Street
1864-1867

August and Christiana Richter bought this property from the I & C.C. Railroad in 1864. Richter was part of A. Richter & Brothers, Contractors & Builders, 310 Virginia Avenue (now demolished). His brother was Frederick Richter, a stone mason. Frederick and Wilhelmina Richter briefly lived in the house, which was built between 1864 and 1867. Anton Richter, a policeman, and his wife Catherine lived in the house from 1868 to 1873. The house remained in the Richter family until 1883 when Albert J. and Catherine Miller bought it. Miller was a druggist. They were the last resident owners. No architectural details remain on the house.



S. Park Avenue

Vacant Lot
412 South Park Avenue



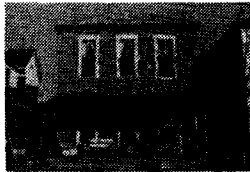
Torbet-Brado House (70)
415 South Park Avenue
1863-64

In 1863 Oliver B. and Ruth D. Torbet bought this property from Amos Hanway for \$1,000. In 1864 the Torbets sold the property to William H. Loomis for \$5,000 indicating that a house was on the property. However it was not until after 1873 when Joseph Brado, a clerk for Gordon & Hess, bought the property that there was a resident owner. Brado sold the house to Marry and Ida Scott Simmons in 1875. Harry Simmons was a bookkeeper. At other times other family members were

residents: Benjamin F. and Ellenor Simmons; Benjamin S., a carpenter; Charles L., a travel agent; Frank, a clerk; Mamie, a clerk; and John A. and his wife Estella. In 1922 the Simmons family sold the house.

Aluminum siding and other alterations have obliterated any architectural or historic features of this house. The profile and window placement, however, are somewhat similar to the house at 608 Lexington Avenue. This might suggest that this house had an Italianate look.

Vacant Lot
416 South Park Avenue



Loomis House (69)
421 South Park Avenue
1865-69

This house and the house at 423 South Park Avenue have a similar title history. They, along with the property at 425 South Park Avenue (now a parking lot), were all purchased by William H. and Emilie Loomis in 1865. In 1869 the properties were sold at double the price, which would indicate the presence of structures on the lots. Loomis was Secretary of the State Board of Agriculture. According to directories he lived at 27 School Street (425 South Park Avenue). Apparently this house was always rental property in the nineteenth century. No resident owners appear for either house until after the turn of the century.

This house has also lost much of its original detailing, although the pedimented window surrounds, original door and transom remain. The hipped roof probably had a bracketed cornice for a more Italianate look.

Vacant Lot
422 South Park Avenue



Loomis House (68)
423 South Park Avenue
1865-69

The history of this house can be found in the information regarding the house at 421 South Park Avenue. This house has the classic Italianate profile: hipped roof, T-plan, side porch. Some of the details have been removed, most notably the bracketed cornice but the original two light door and pedimented window surrounds remain.

Vacant Lot
426 South Park Avenue

Vacant Lot
428-30 South Park Avenue

Vacant Lot
429 South Park Avenue



White-French House (67)
441 South Park Avenue
c. 1863

Joseph White, a drover, built this simple brick house about 1863. It is unusual because of its brick construction and other details. It appears to be a "mirror copy" of the Staub House in the Lockerbie Square Historic District. Its most notable features are the unusual door trim and wrought iron balcony trim. The simple proportions and details suggest Federal sources; however, the doorway and later construction date suggest Italianate influences.

Joseph and Mary E. White lived in the house until 1869 when the house was bought by John D. and S. Fannie Evans. They lived in the house only briefly. Evans, was employed in the State Auditor's office. In 1872, Daniel R. and Fannie Brown bought the house. Brown was a broker but there is no other information as to what the commodity was. The house was subsequently owned or lived in by a variety of people including a trader, a glassblower, a hostler, and a peddler.



S. Pine Street



Lamb House (132)
467 South Pine Street
c. 1887-90

This house is a speculative house probably built by George Lamb about 1887-90. He took out \$1,500 mortgage on the property in 1887 and it was probably after that date when the house was built. It does not appear on the 1887 Sanborn map. Stylistically it is difficult to date because most of the architectural detailing has been removed. The original under the insul-brick may offer a clue which in all probability would be Queen Anne.

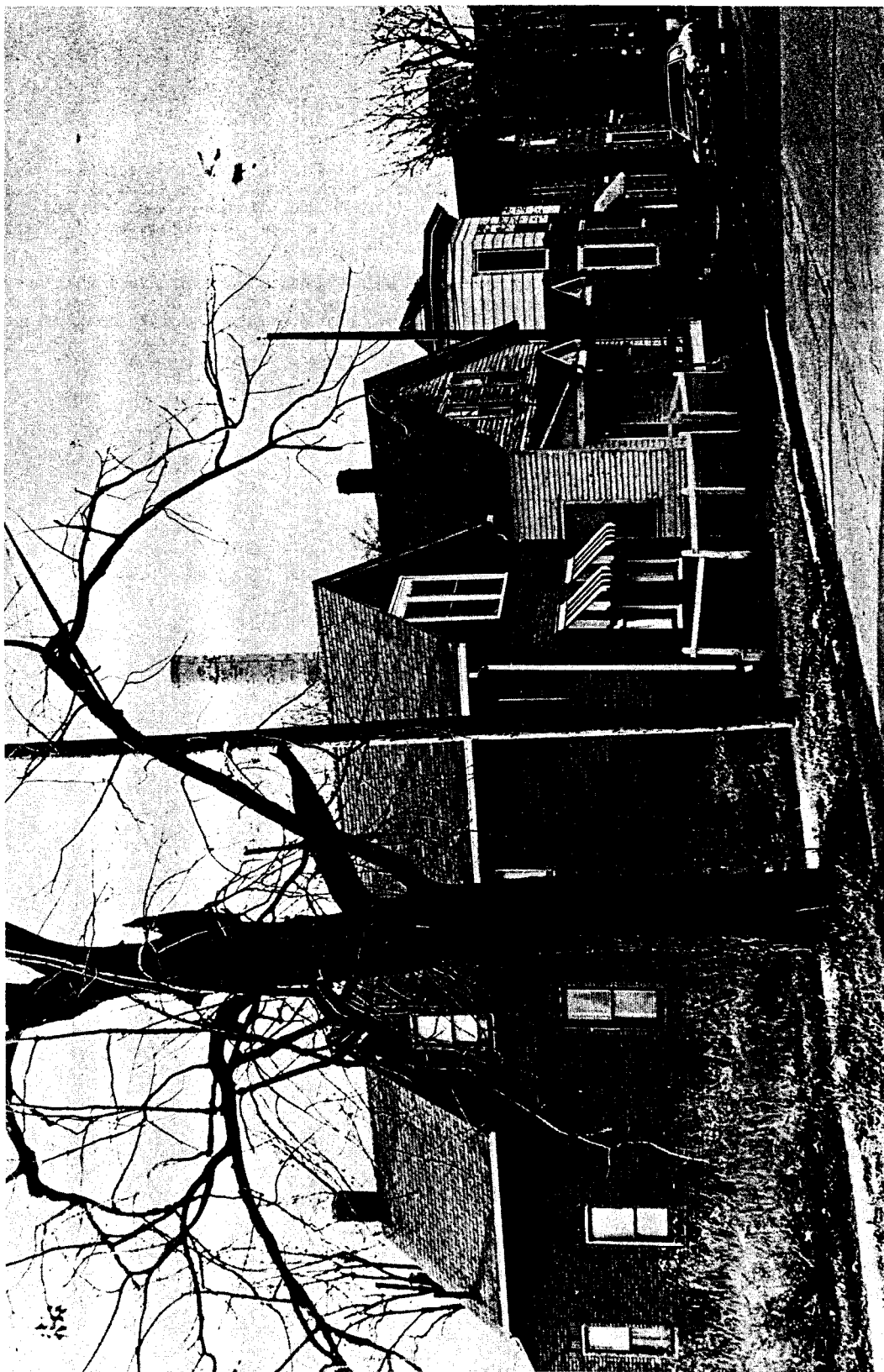


Davis House (131)
469-71 South Pine Street
c. 1870-75

This double house was probably built by William K. Davis and Ruth T. Davis. The title search is unclear regarding the exact construction date. The house does appear on the 1887 Sanborn map but stylistically it dates from an earlier period. There have been no resident owners until 1916 when Hugo Sommer, a clerk for Vonnegut Hardware Company lived in the house.

The house is a typical speculative double house found in other parts of the city as well. It still retains many of its distinguishing Italianate features: brackets, window and door surrounds, clapboard siding and decorative gable vent. The porch, which is not part of the original structure was probably added later, perhaps by George Lamb about 1880-85.

Vacant Lot
470-72 South Pine Street



400 Block, South Pine Street



Preston House (130)
475 South Pine Street
1870-72; remodeled 1895-96

Elliott and Julia Preston bought this property from Peter and Nancy Henry in 1870 and two years later sold it for twice as much to Thomas and Jessie Hood, which would seem to indicate the construction of a house on the property. However, no resident owners have been found at that date. In 1895 Enoch and Mary Jackson acquired the property and took several mechanics liens. The house was probably altered at that time.

The house has a general Italianate profile and the bracketed cornice also indicates this style and supports a construction date of c. 1870-80. However, the aluminum siding and insul brick siding obscure the original siding which might reveal more information about changes in porches, window size and placement. These changes can often offer clues to the original construction date or style of a building.



Huggins Cottage (133)
476 South Pine Street
1906-10

Robert and Armilda Huggins acquired this property in 1906 and sold it in 1910. It was probably during this period that they had this cottage constructed. It was a speculative cottage with no resident owners during its early history. Some of the tenants have included a sawfiler, a chauffeur, and a machinist.

It is a classic example, although somewhat altered, of a Queen Anne cottage. The cross gable roof and T-plan can be found on many of the cottages from 20 years earlier. However, the combination clapboard and imbricated shingle, drop pendant turned work and porch all remain to show its original style. The altered windows are a change which subtly alters the original look of the cottage.



Hugo-Kottlowski House (118)
525 South Pine Street
1871

One of the "high style" houses in the district, this two story brick Italianate has round arch openings with stone keystones. The cornice may have originally had brackets. Henry Hugo, a plasterer by trade, probably helped build the house. He and his family resided here from 1872 until 1904.

Ernest Kottlowski purchased the house in 1905. He was a general contractor and builder. His brother, Charles, lived at 416 South College Avenue during this same period. Ernest Kottlowski remained here until 1918.



Wiggington-Kottlowski House (119)
526 South Pine Street
1887-88

A relatively well preserved survivor, this typical cottage boasts imbricated shingles in the gable, "eared" windows and some remaining Stick Style porch details. A contractor, David T. Wiggington built the house and lived here briefly until 1890.

After Wiggington's departure, the chain of ownership becomes difficult to follow until 1906, when the property was purchased by Ernest A. Kottowski. The Kottowski name is a familiar one in Fletcher Place. Ernest and his brother, Charles, both lived at several addresses in the district. Ernest Kottowski was a general contractor and builder and was probably responsible for the construction of many of the homes in which he resided. He left this address in 1918 and moved across the street to 525 South Pine.



Virginia Avenue



Rothrock-Sutcliffe House (77)
430 Virginia Avenue
c. 1870-75

This 1 1/2 story Stick Style cottage retains much of its original detailing, including corner brace and shaped rafter ends. The asphalt shingle siding probably hides other decorative work. The iron fence in front of the property is the last vestige of the fence, which once encircled Fletcher Place Methodist Church. Valentine Rothrock probably was responsible for the construction of the house. The Rothrocks apparently built it for speculative purposes.

Dr. John A. Sutcliffe (1845-1931) was the first resident owner found. Sutcliffe was born in Fayette County. He received his medical education at John Hopkins and Bellevue Medical College. In addition he toured the leading hospitals of Europe. Following his studies he began a private practice in the city which he abandoned in 1887 to concentrate on surgery and genito-urinary diseases. Dr. Sutcliffe served on the Board of Health for four years. He also taught at the Central College for Physicians for twelve years until its consolidation with the Indiana University Medical School. He was then named to head the department of genito-urinary surgery there. Sutcliffe retired to his farm in 1921. He lived at this address until 1889.

No other resident owner could be located until 1908 when Harry Rosenthal and family purchased the house. Rosenthal operated a livery stable and later a garage. The Rosenthals remained here until 1933.



Dickerson Motors (76)
432 Virginia Avenue
c. 1960-70

A concrete block commercial building has replaced a residence which at one time housed the Rev. George L. Curtis and his family. Curtis, pastor at Fletcher Place Methodist Church, lived at this site from 1875 to 1882.



Haudion Used Cars (75)
436-38 Virginia Avenue
c. 1960-1970

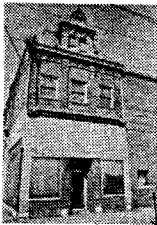
At one time a house occupied the site of this commercial building. It housed Henry Alfrey (1837-?) from 1881-1884. Alfrey was a prosperous barrel and stave manufacturer. At one time he operated five factories in various small Indiana towns and employed over 2,000 people.

Later the house was occupied by William Langsenkamp, (1836-1917), a cooper, who had a shop at Georgia and Delaware Streets for over 40 years.



Egenolf & Rasdall Machine, Inc. (72)
460 Virginia Avenue
1876

A fire house once occupied the site of this concrete block structure. The fire company began in 1873 as Hose Reel No. 3. It later became known as Fire House No. 11. The fire brigade moved from the building in 1916.



Egenolf & Rasdall Machine, Inc. (73)
460 Virginia Avenue
1876

One of the remaining 19th century commercial buildings on Virginia Avenue, this structure has suffered some unsympathetic remodeling on the ground floor storefront and the windows on the second floor. The pressed metal cornice, metal work and weathervane remain, however. The building was originally used by Henry H. Lee to house his tea, coffee, sugar and spice business.

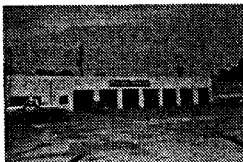
Henry Lee (1836-1914) came to Indianapolis in 1857 from Medina, Ohio. He became part owner of Ludden & Lee, a retail drug firm located in the Bates House. Gradually he began to expand into imported teas and coffees. He later closed the drug business to concentrate on selling these items. He at one time owned four stores including this one. To Lee goes the distinction of bringing the first coffee roaster to the city. Lee sold the shop in 1899 upon his retirement. The following year the Somerville Laundry located at this address. It operated until 1918. Another laundry, the Wing-Woo, operated here between 1923 and 1927.



Calvin Fletcher School (83)
School Power Plant (84)
520 Virginia Avenue
1857, 1916, 1942

The only school in the district, this building has seen drastic alterations over the years. At the construction of the original section, it was the first two-story school building in the city. It is a brick masonry structure with stone trim. Vestiges of the original center pavillion, with paired windows and a pyramidal roof, still exist. The tower and the dormers which flanked it are gone. A two-story addition was built to the south in 1916. Similar materials were used in construction. In 1942 the one-story gymnasium was added to the south. Finally, in 1978, the cornice was removed, resulting in the present day appearance of the building.

The original school had only four rooms when it was built. In 1874, when all city schools were numbered, it became School #8. In 1884 it was converted into High School #2. It continued operation as a high school until 1895. Grades 7 and 8 were housed here from 1927 to 1955. Since that date it has been used as an elementary school. It was named after Calvin Fletcher, the man who instituted free schools in the city in 1905.



Precision Transmission (91)
540 Virginia Avenue
c. 1950-70

This one story buff brick commercial building is not a contributing factor to the historic character of the Fletcher Place district.



George C. Jostin Company (90)
548-50 Virginia Avenue
c. 1880

Although the storefront has been drastically modified, this two story brick commercial building retains elements, particularly on the sides and in the rear, of its original design. An Italianate bracketed cornice is at the back of the building. The remnants of the bricked in segmental arched windows with keystones are visible on the north and south elevations. An entrepreneur, August Richter, built the structure as an investment property.

The early occupants of the building are not known. The first substantiated tenant was the Salvation Army, which operated here from 1912 to about 1918. John Lombard operated a grocery on the 548 side about the same time. The building apparently had a few apartments, as several individuals were listed as residents at this address. At various times during the early 20th century, a shoemaker, clothing store, barber, second hand store, roofing contractor and carpenter all did business from this address.



Irvin's Auto Sales (89)
602 Virginia Avenue
c. 1950-70

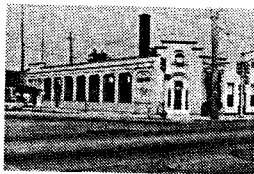
A concrete block commercial building, this structure is one of the negative intrusions into the district that exists along Virginia Avenue.

Vacant Lot
604 Virginia Avenue

Vacant Lot
608 Virginia Avenue

Vacant Lot
612-14 Virginia Avenue

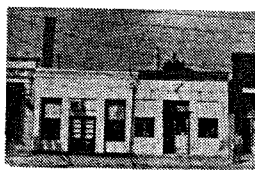
Vacant Lot
618-20 Virginia Avenue



Premier Stamp & Coin Company (108)
(Former Virginia Avenue State Bank)
630-32 Virginia Avenue
1924

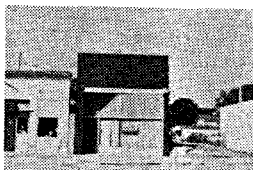
This building stands out among the other commercial buildings along Virginia Avenue. It is a one story structure clad in glazed white terra cotta. The round arched entry is at the corner. A blue and white tile frieze runs above the shouldered arched bays facing Virginia Avenue and South College and Pine. A parapet with a double step is above the entry.

The Virginia Avenue State Bank operated here from 1925 until 1933. A sign identifying the building as the bank faces Virginia Avenue.



Gospel Church (107)
634-36 Virginia Avenue
1893

This small, simple one story commercial building is unusual for the brick "saw-tooth" pattern corbel table at the cornice. It was probably built by John and Susan Shuh as rental commercial property. The only owner/proprietor found was Frank L. Hanneg, who operated a confectionary here in the 1920's.



Doctor's Office (106)
638 Virginia Avenue
c. 1870-75

An unsympathetic false front hides the fact that this is a 19th century commercial building. Henry Hattendorf, a tailor, was probably the original owner. The only owner/proprietor located for the building was Antonia Ferraro, a shoemaker, who operated from this address in the early 1920's.

Vacant Lot
640 Virginia Avenue



Brenner Casket Company (105)
642-44 Virginia Avenue
1967

Another modern intrusion along the Virginia Avenue commercial corridor to Fountain Square, this was formerly the site of the residence of Herman Teepe and family. They lived at this address from 1865 to 1898. Members of the family were employed as blacksmiths, bakers, stonemasons and firemen, and were probably employed by neighborhood businesses.



W.S. Demoss & Son, Inc. (102-104)
646-680 Virginia Avenue
1937

This series of red brick commercial buildings was originally built to accommodate the Sullivan Motor Sales Company. One of the buildings was briefly used as the Ace Blind Company before both structures were purchased by W.S. Demoss and Son, toolmakers, in 1943. They have done business from here since that date.

Vacant Lot
702-06 Virginia Avenue

Vacant Lot
708-10 Virginia Avenue



Windows of the former Virginia Avenue State Bank
630 Virginia Avenue



PARCEL MAP

V. DATA INVENTORY AND ANALYSIS

A. PHYSICAL COMPONENTS

A number of sources were used to gather data on the physical components of Fletcher Place addressed in this section. The field research conducted during the "windshield" survey was used to compile the map of exterior building conditions. Other information relative to land use and physical concerns was obtained from the Health and Hospital Corporation of Marion County, the Department of Transportation, and the Division of Planning and Zoning, Department of Metropolitan Development. The Fletcher Place Historic Preservation Association provided its opinions and assistance in the analysis of the data.

1. EXTERIOR BUILDING CONDITIONS

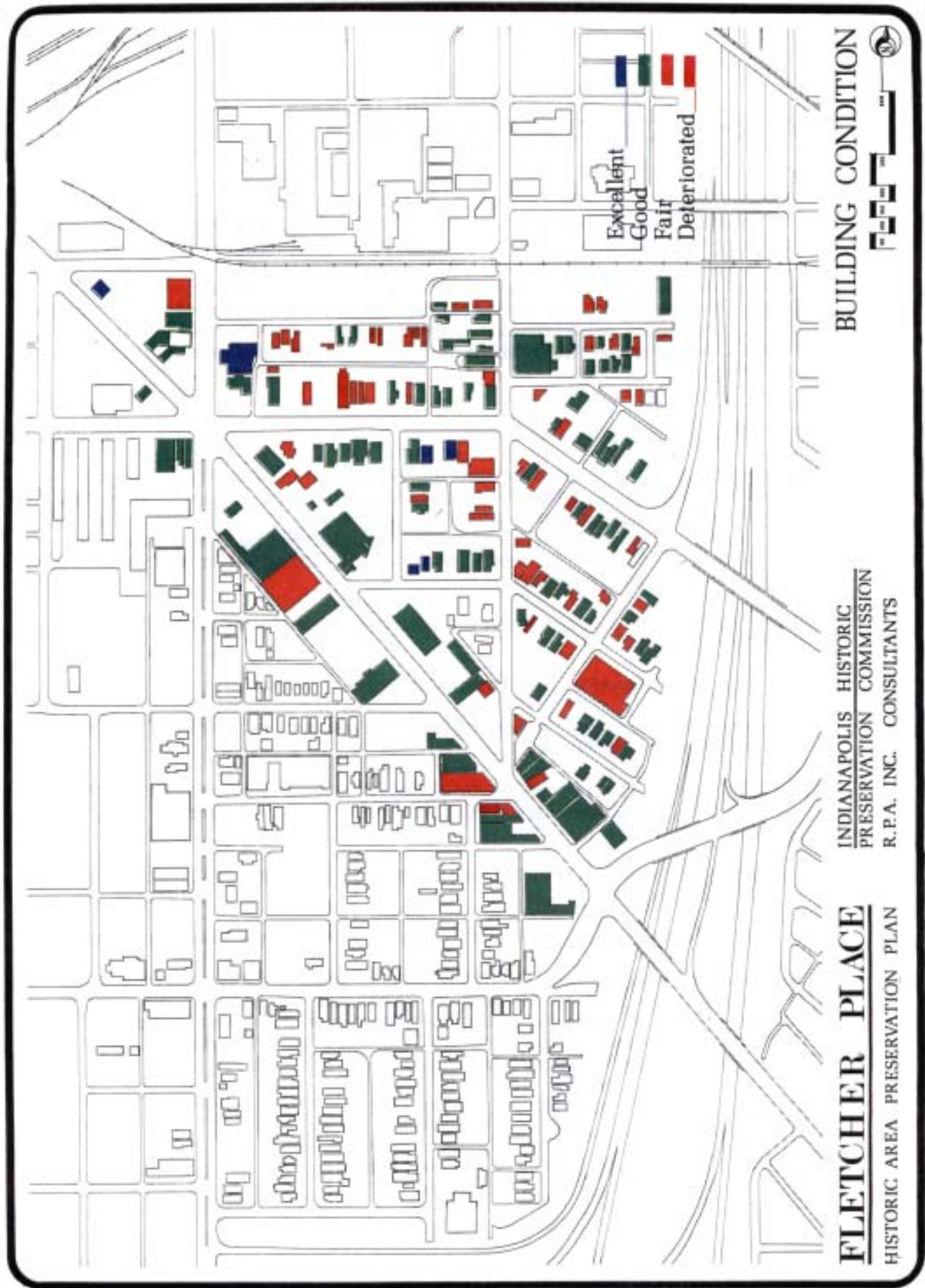
According to the consultant's walking surveys, Fletcher Place has 183 structures. Of these, 124 are residential buildings, 39 are commercial, 13 are industrial, and seven are of miscellaneous use. A correlation of existing buildings with data collected from Sanborn and Baist Atlas maps indicates that since 1970, approximately 25 buildings have been demolished, all but two of them residential in use.

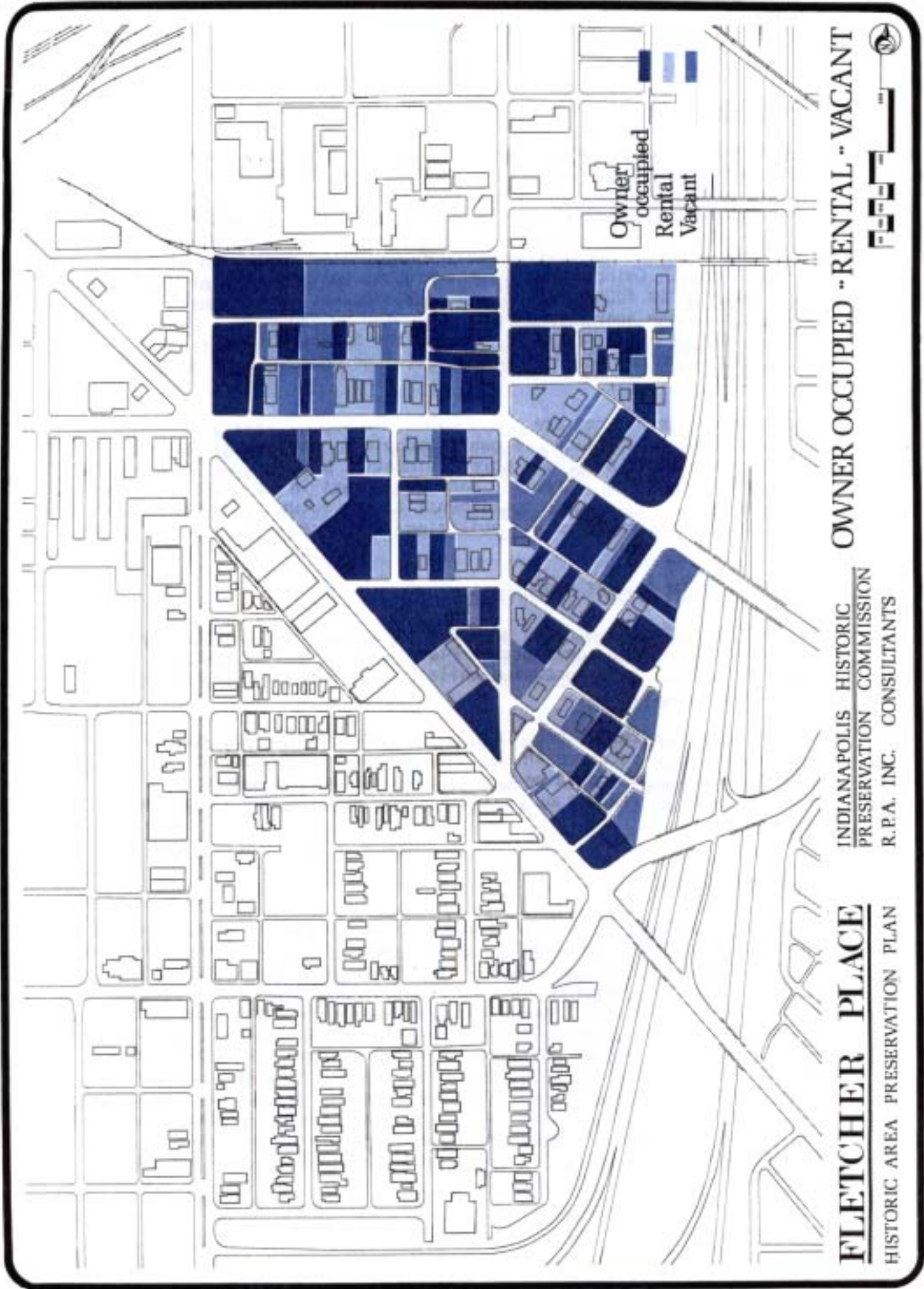
The criteria used in the evaluation of exterior building conditions are as follows:

1. Excellent—Recently constructed or rehabilitated
2. Good—Adequate for its use or could be made so with relatively simple maintenance and fix-up
3. Fair—Lack of maintenance resulting in a slight deterioration of the building; structurally stable, yet requiring considerable time, effort, and materials
4. Deteriorated—Requiring major structural work and/or complete renewal or replacement
5. Ruins—Beyond repair and not for use due to severe deterioration.

The standards used by the consultant to evaluate building conditions are the same as those used by the Indiana Department of Natural Resources in their inventory of historic sites and structures. The map on page 80 illustrates the consultant's findings. A total of 183 buildings were evaluated with the following results:

8	(4%)	Excellent
111	(61%)	Good
58	(32%)	Fair
6	(3%)	Deteriorated
0		Ruins





OWNER OCCUPIED - RENTAL - VACANT

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HISTORIC AREA PRESERVATION PLAN

2. HOUSING

Housing in Fletcher Place can generally be characterized as moderately deteriorated but still structurally sound. The housing stock is composed of simple one- and two-story single-family cottages. A few doubles and larger homes are scattered throughout the district. The majority of these dwellings were built on the main thoroughfares, especially along Fletcher and College Avenues. Several of these larger homes have been divided into apartments. Coincidentally, the highest concentration of rental units in the district is found along these same avenues. Other rental units are located in the apartment buildings in the neighborhood. However, one of these, Briggs Flats, is uninhabitable and has been identified as a preservation problem. The two other buildings contain about 25 units between them.

Although accurate figures are unavailable, it appears that a majority of the homes in Fletcher Place are owner-occupied. The rate of home-ownership is highest along the more residential streets such as Lexington Avenue and Elm and Lord Streets. Many homeowners in the area are long-time residents who have made commitments to the future of the neighborhood. These residents form a stabilizing influence in the community.

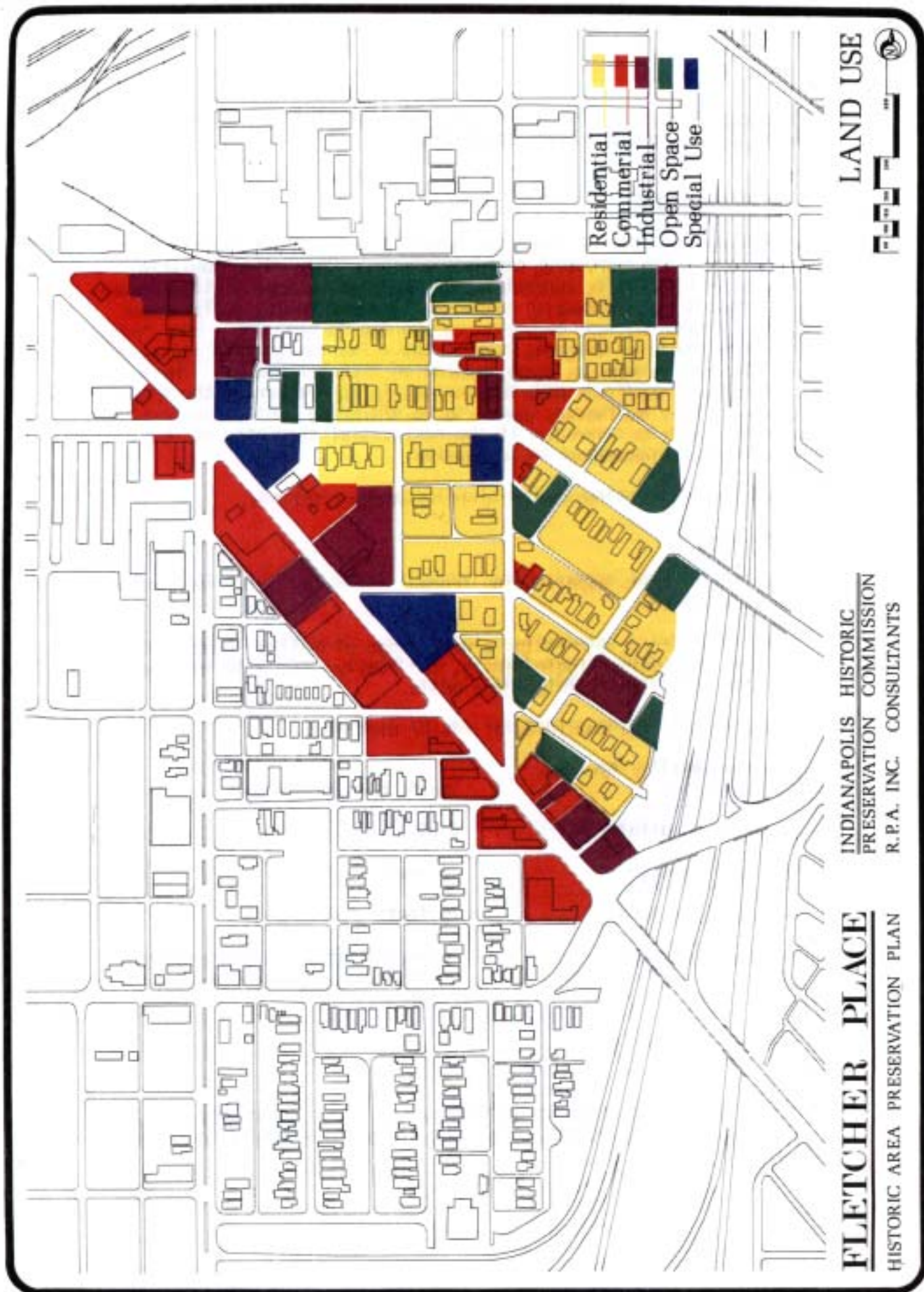
3. OWNER/RENTAL/VACANT PROPERTIES

The map on page 81 illustrates the location of owner-occupied, rental, and vacant property in the Fletcher Place study area. Of the 183 properties, 91 are owner-occupied while 92 are rented. There are 53 vacant rental properties.

The high number of rental properties is a reflection of the degree of disinvestment that occurred in the neighborhood. Private and governmental programs could be developed to reduce the number of properties used as rentals by assisting qualified tenants to become homeowners.

4. EXISTING LAND USE

The current land use in Fletcher Place is a reflection of developmental changes influenced by the location of the area (close to rail yards) and a zoning policy that allowed industrial infiltration into this part of the city. Only 50 percent of the land in Fletcher Place is still used for residential purposes. Commercial use (approximately 25 percent) is located primarily along the Virginia Avenue corridor and College Avenue. Institutional uses account for less than five percent and include the Fletcher Place Methodist Church, School 8, and the Community Center (now also used by Calvary Tabernacle High School). Expanding industrial uses (approximately 10 percent) are the greatest threat to the Fletcher Place area. The remaining land area (approximately 10 percent) is open space or vacant lots, primarily the result of demolition and industrial expansion.



See the map on page 83 for a graphic representation of the land-use patterns in the Fletcher Place study area.

5. EXISTING ZONING

Much of Fletcher Place is zoned for heavy industrial use (13U and 14U), which threatens the surviving residential area (D8). One industrial zoning district (15U) is located on the Virginia Avenue corridor immediately adjacent to residential property. Several commercially zoned districts (C3 and C5) are indicated on the map on page 85. One "park" (PK1) exists south of Virginia Avenue, and a PK1 designation is incorrectly identified on city maps as being located on Fletcher Avenue. The existing zoning is in conflict with the residential character of the Fletcher Place area. Many businesses appear to be violating zoning regulations. These errors must be corrected if the residential character of the Fletcher Place neighborhood is to survive.

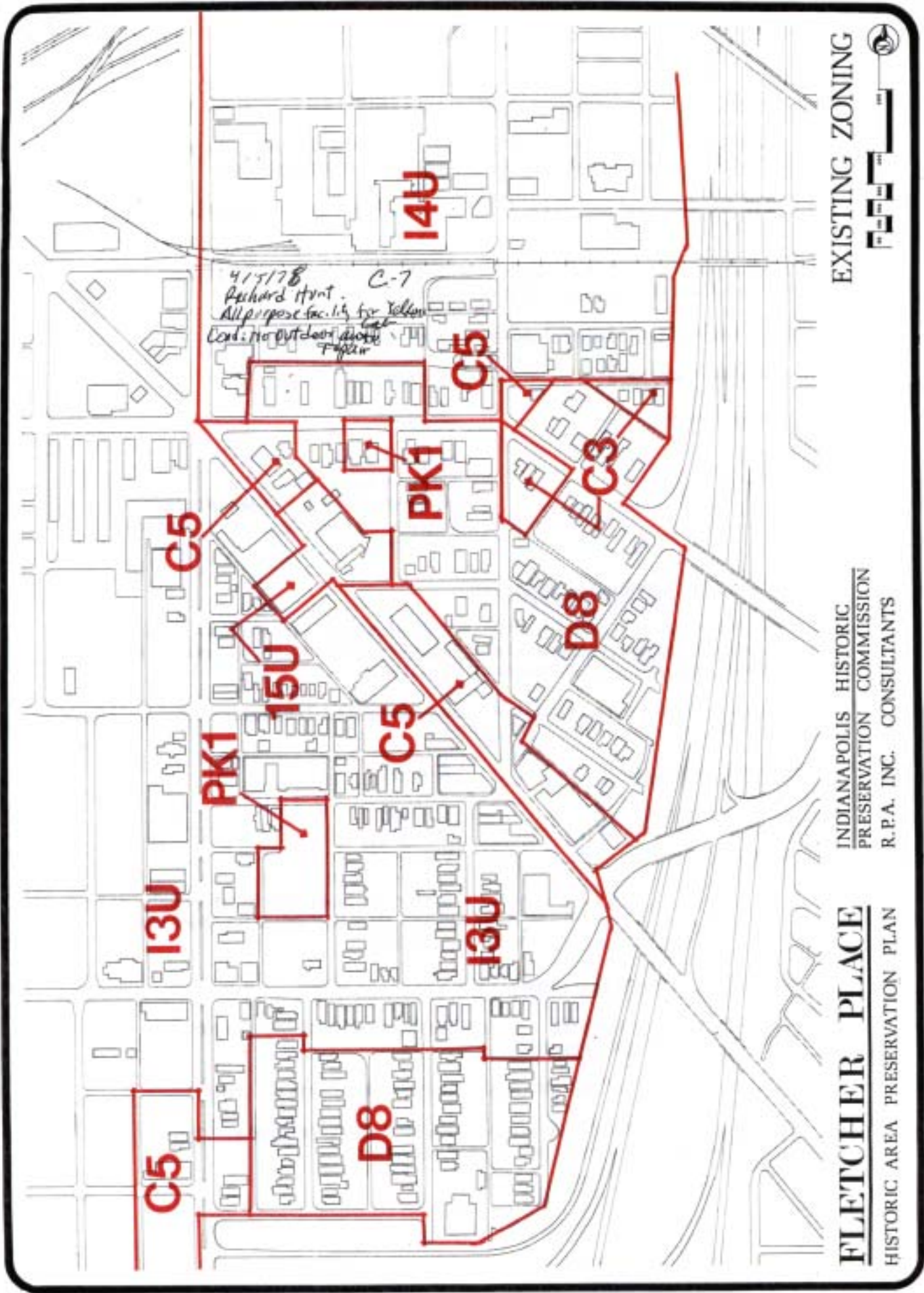
A summary of the existing zoning classifications follows.

a. D8—Dwelling

- Located in areas experiencing renewal either by public action or natural process
- Special district permitting a wide range of housing types and densities, including single-family, two-family, and up to and including multifamily, high-rise units.
- Requires all the amenities of the D7 district.

Average density for new construction:	20-26 units/gross acre
Floor area ratio*:	0.60
Minimum frontage:	30 feet
Minimum rear yard:	15 feet
Minimum side yard:	lesser of 20% of project width or 15 feet, but not less than 4 feet
Maximum height:	35 feet

* Floor area ratio (FAR) is defined as the total floor area of all stories of all buildings within the project divided by the land area.



b. C3—Neighborhood Commercial District

- Permits a complete range of indoor retail sales and personal, professional, and business service uses for a neighborhood
- Most C1 uses are permitted; also gasoline service stations with restrictions
- Carry-out food establishments or restaurants are permitted; however, does not permit outdoor tables and/or seats
- No single establishment shall exceed 30,000 square feet.

Minimum frontage: 25 feet

Maximum height: 35 feet

Yards: Side—0 feet
Rear—0 feet
20-foot setback (side or rear)
where adjacent to a residential district.

c. C5—General Commercial District

- Characterized by commercial uses with outdoor operations that should be grouped on heavy commercial throughfares and should never be located adjacent to residential districts
- Outdoor display permitted for goods for sale, lease, or rental only; permits most uses in C1, C3, or C4

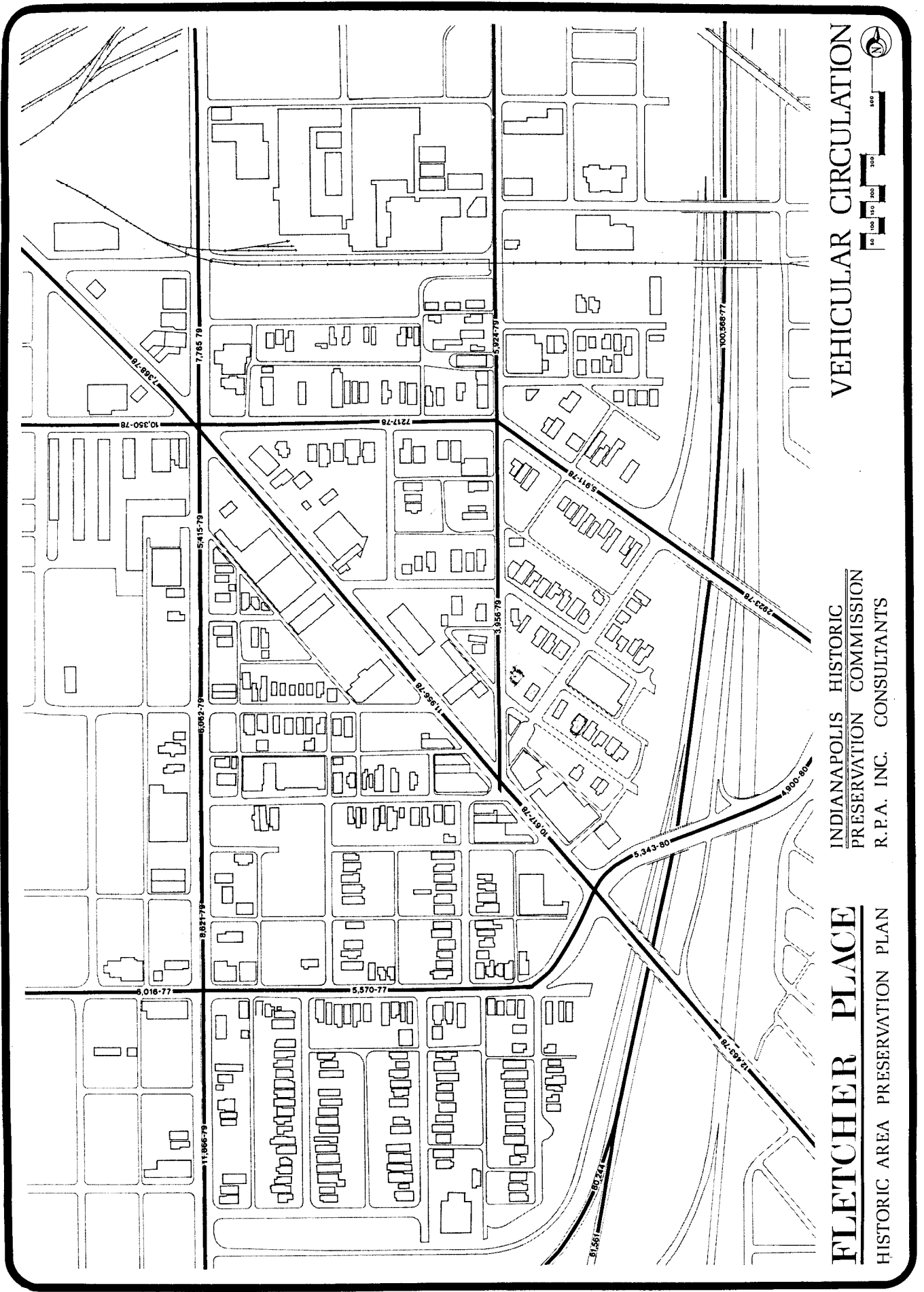
Minimum frontage: 25 feet

Maximum height: 35 feet

Yards: Side—0 feet
Rear—0 feet
20-foot setback (side or rear)
where adjacent to a residential district.

d. I5U—Heavy Industrial Urban District

- Characterized by outside storage and operations and requiring buffering area and screening
- Should be moved as far as possible from residential areas
- Permits I5U uses and I4U uses (many I4U uses require a 'special exception permit') subject to I5U standards



- Entire outside operations and storage area shall be enclosed by a fence or solid wall at least 6 feet high and located at least 20 feet from all lot lines
- A perimeter buffer planting strip, at least 30 feet in depth, shall be provided between the lot lines and the required fencing; it shall also include a 6-foot-high hedge or plant material screen
- Outside storage not to exceed 90 percent of total lot area
- Maximum height of 20 feet for equipment and material storage.

Minimum frontage: 55 feet

Maximum height: 50 feet

Yards: Side—20 feet
Rear—20 feet

e. PK1—Park District One

- Permits all sizes and ranges of public park land facilities
- Requires Development Commission approval of uses, site, and development plans.

6. VEHICULAR CIRCULATION

Several major vehicular transportation routes pass through and around Fletcher Place. The intersection of the "inner loops" of Interstate Highways 65 and 70 is located to the southeast of Fletcher Place. A southbound exit ramp connects with Fletcher Avenue at Pine Street, and a northbound entrance ramp provides access from Virginia Avenue and the McCarty Street connector. In addition, a southbound exit ramp connects with East Street to the south of Fletcher Place.

As indicated in the official thoroughfare plan of the City of Indianapolis, primary arterials in the area include Virginia Avenue, East Street, and Fletcher Avenue, which becomes South Street. Although no longer considered an "arterial street," College Avenue (one way, northbound) begins in Fletcher Place.

The map on page 87 indicates the average daily traffic flow for major arteries in the general area.

Side streets—such as Park and Lexington Avenues and Lord, Harrison, Pine, and Elm Streets—provide access to the residential areas. The angular streets (radiating from the Circle) alongside Virginia Avenue are unique to the Fletcher Place area. Much of this pattern was lost with the construction of I-65/70. Corresponding alleys, one still cobblestoned, provide the usual rear access, although some are heavily used to avoid dead-end and one-way streets.

Parking for the commercial areas is adequate; however, zoning regulations should be enforced and parking lots paved, lighted, and landscaped. Off-street parking for the residents is adequate; however, most use the streets. Much of the on-street parking on Fletcher Avenue comes from the use of many of the structures for multifamily housing.

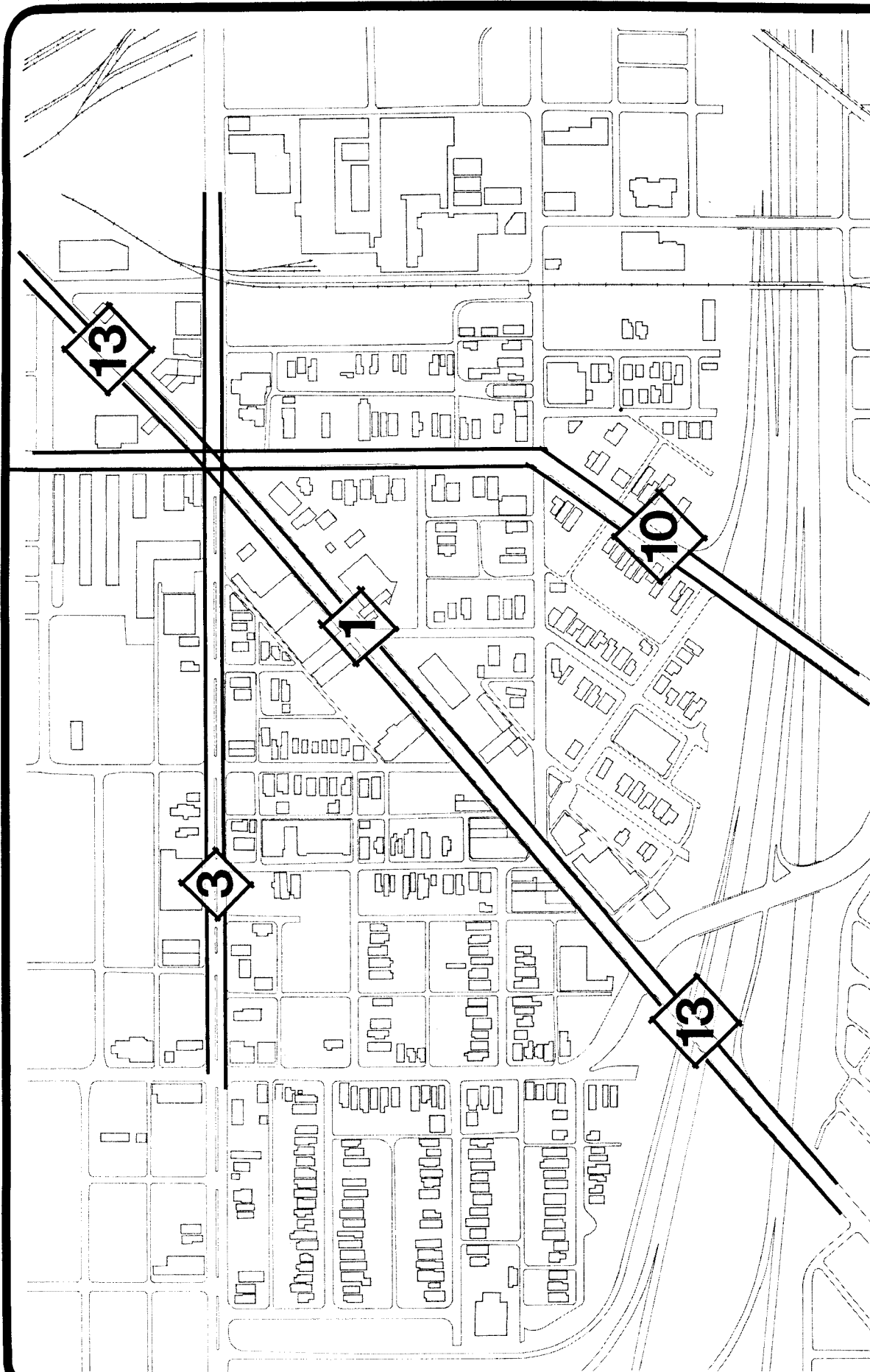
7. PUBLIC TRANSPORTATION

Four Metro bus lines connect Fletcher Place with the rest of Indianapolis through the central city. All four routes approach Fletcher Place along Virginia Avenue and diverge at East (3) and Fletcher (10) or Shelby (1) and Prospect (13). See map on page 90 . Additional services requested by residents include improved bus stops.

8. PRESERVATION PROBLEMS

Fletcher Place's nomination to the National Register of Historic Places, completed in 1979, included 147 buildings in the historic district. For the purpose of this study, the area was expanded to include the Virginia Avenue commercial corridor, resulting in a total of 183 buildings. The consultant noted 19 buildings and sites in this area that were considered particular preservation problems. These problems range from deteriorated and endangered buildings to incompatible uses and intrusions. Building numbers correspond to the map located on page 91 . Possible resolutions to some of these preservation problems, many of which present good opportunities for revitalization, will be addressed in Section VI, Recommendations.

1. This open space could become an eyesore in the area, or it could present a good opportunity for development. The west section is an unpaved parking lot for the Indianapolis Rubber Company. The east end of the lot has been proposed as the site of the new Yellow Cab headquarters.
2. Buildings 10 and 11: These are contemporary intrusions in the district. Parking for the Pierson Printing Company has been expanded eastward.
3. Building 14: This house (531 Lord Street) is in a substantially deteriorated condition.
4. Buildings 18 and 19: 555 and 557 Lord Street are in a deteriorated state, although many original details remain.
5. Building 43: Briggs Flats (550 Fletcher Avenue) has been abandoned and as a result has become the victim of vandalism and arson. Nevertheless, the building does have the potential to be effectively rehabilitated.
6. Building 162: 704 Fletcher Avenue is a used car lot and as such is considered an intrusion into the the district.



PUBLIC TRANSPORTATION



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FLETCHER PLACE
HISTORIC AREA PRESERVATION PLAN



HISTORIC DISTRICT

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION
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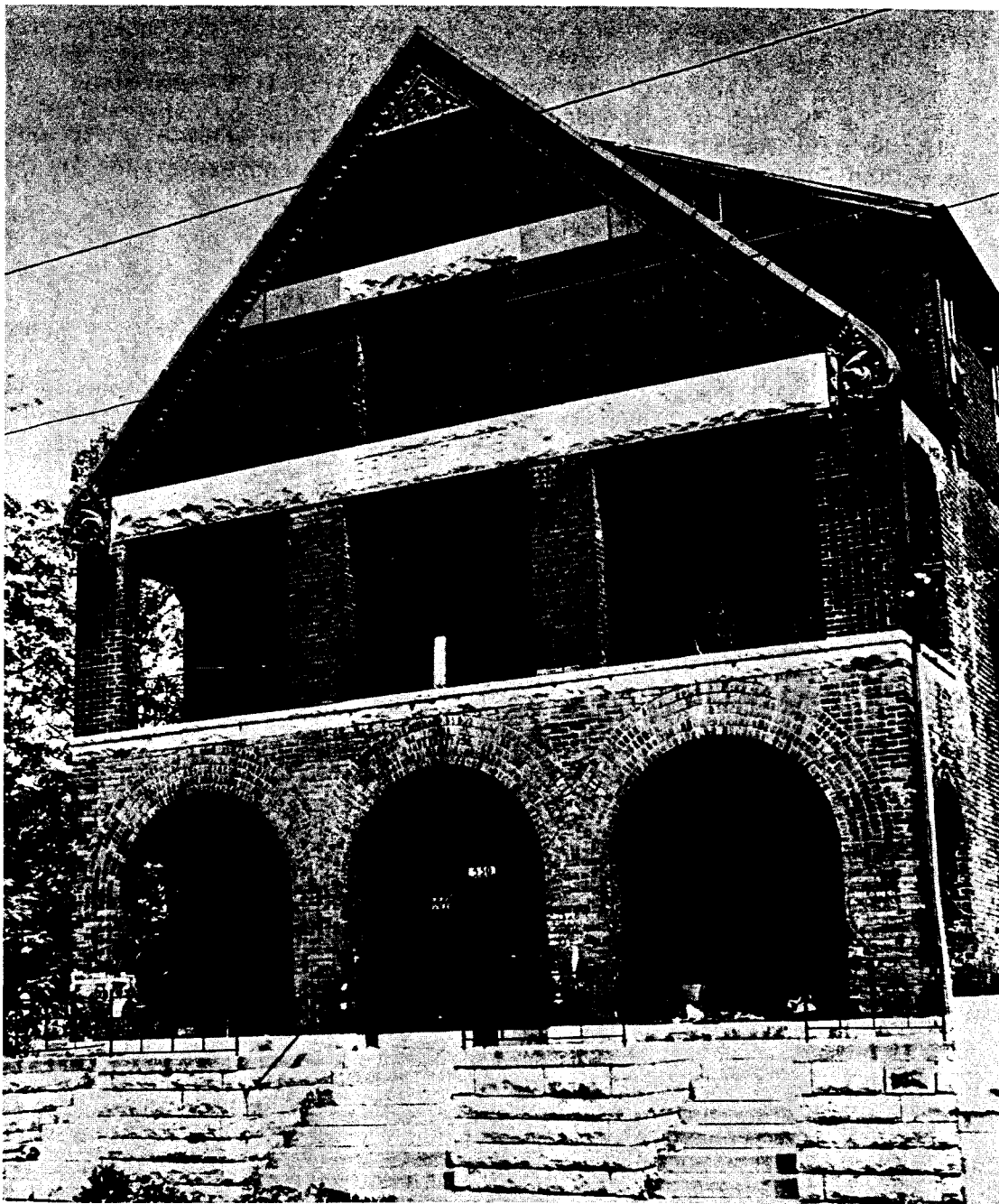
FLETCHER PLACE
HISTORIC AREA PRESERVATION PLAN



7. Building 58: This building (410 South College) was used as a church hall. In recent years it has been operated as a community center. This past year it has been leased as a private school and recreation center. Besides certain physical problems (which include a high chain-link fence around the asphalt playground), the building faces uncertainty regarding a long-term use.
8. Building 48: Owned by the United Methodist Church and operated as a thrift shop, the house (529 Fletcher Avenue) has an uncertain future. It is in need of extensive renovation. Its location relative to the church leaves little yard space and as such its marketing potential as a residence is in doubt.
9. Building 47: The Fletcher Place United Methodist Church (501 Fletcher Avenue), the symbolic entry to Fletcher Place, suffers from physical deterioration and a declining membership. There is general apprehension about its future.
10. Building 78: The abandoned gas station at East Street and Virginia Avenue is an intrusion into the historic district.
11. Buildings 69, 70, 71, and 80: The industrial intrusion existing at this site is incompatible with the residential and commercial nature of the neighborhood. The building at 460 Virginia Avenue with metal dormer and cornice has had its storefront significantly altered. A new industrial structure has been added next door. The future use of these buildings is in question.
12. Open space between Buildings 81 and 92 visually disrupts the commercial corridor.
13. Building 83: School 8, Calvin Fletcher School (520 Virginia Avenue), has closed. This decision endangers the survival of the building, which is an important community anchor for Fletcher Place.
14. Building 92: The used car lot (609 Virginia Avenue) is an intrusion into the historic district.
15. Building 89: Another used car lot, this intrusion (602 Virginia Avenue) disrupts the Virginia Avenue streetscape.
16. Building 109: The Avon Apartments building (615 South College Avenue) is in fair condition, but neglect threatens its future. Exterior repair and maintenance are needed immediately to prevent further deterioration.
17. Building 121: This house (715 Lexington) is in a deteriorated condition. The porch is currently in danger of falling away from the house.
18. Building 125: The future of the Mechanics Laundry building (735 Lexington) is uncertain, since the current occupant is anticipating moving from the structure. Its existence in a residential setting

tends to suggest an eventual adaptive reuse as a residential building.

19. Removal of houses along Elm Street by W.S. DeMoss and Son, Inc. has left unsightly vacant lots.



Briggs Flats
550 Fletcher Avenue

B. SOCIOECONOMIC COMPONENTS

The socioeconomic data presented in this plan for Fletcher Place is drawn from the 1970 census. The limitation of this source to portray with accuracy the existing social characteristics of the area are obvious. However, the 1970 census was the only reliable statistical resource available at the outset of the plan. A survey of social attitudes, which will provide demographic information on the neighborhood, is currently being published by the Institute for Social Research in Bloomington, Indiana. The "Report to Respondents" will be available by January 1981. As with the data for the physical components, the Fletcher Place Historic Preservation Association also provided its opinions and assistance in the analysis.

1. POPULATION

Table 1 illustrates the changes in the population of the Fletcher Place District, the Fountain Square/Southeastern Subarea, and the City of Indianapolis from 1960 to 1970 and from 1970 to 1976. The 1976 population figures are projections. The decline in total population between 1960 and 1970 in both the historic district and the subarea as a whole can be attributed to the massive demolition of the housing stock by interstate construction on the Southside during this period.

The 1970 census indicated a decline in the number of persons in the three age categories for those under 14 years old. This decline reflects the beginning of a downturn in local birth rates, which parallels a national trend. If this trend continues, 1980 figures would indicate an increase in the percentage of the population in the middle age brackets, with a corresponding decrease in younger age brackets.

2. INCOME

According to outdated 1970 census data, the median income for the Fountain Square/Southeastern subarea was \$8,212. The median income for the census tracts encompassing Fletcher Place (3560 and 3562) was slightly below the subarea's figure. Families earning less than \$5,000 made up 37 percent of the population; 30 percent of the families earned incomes between \$5,000 and \$9,000; 25 percent earned \$10,000 to \$14,000; and six percent earned over \$15,000.

TABLE 1: POPULATION*
(Census Tracts, Subarea, City)

	1960	1970	Percent of Change	Percent of Change
Fletcher Place	1,447	690	-52	-6
Fountain Square/ Southeastern Subarea	50,803	25,273	-50	+36
Indianapolis	697,567	752,299	+14	+2

* Sources

1. U.S. Dept. of Commerce, Bureau of the Census, United States Census of the Population: 1960, Volume 1, Characteristics of the Population, Table P-1, Indiana.
2. U.S. Dept. of Commerce, Bureau of the Census, United States Census of the Population: 1970, Volume 1, Characteristics of the Population, Table 2, Indiana.
3. Selected Indicators of Social Conditions in Marion County, Indiana. Prepared by the Community Service Council of Metropolitan Indianapolis for the City of Indianapolis, 1980. Appendix C. (Note: calculations by Indianapolis Historic Preservation Commission.)

3. EDUCATION

According to the 1970 census, the median school year completed in Fletcher Place was the ninth grade. Education attainment levels differed only slightly between 1960 and 1970. It is anticipated that 1980 figures will show a similar situation.

One public school exists in the Fletcher Place neighborhood. School 8 (Calvin Fletcher School) at 520 Virginia Avenue has served the community since 1857. It is the oldest operating school facility in the city. Enrollment for the first semester of 1980 stood at 269 pupils. High school students in the area have usually attended either Harry E. Wood High School (now Wood Continuing Education Center) at 501 South Meridian Street, or Emmerich Manual High School at 2405 Madison Avenue. Recent decisions by the school board, however, indicate the closing of both School 8 and the Wood Continuing Education Center. At this writing, decisions on the reassignment of grade school pupils have not been made public.

4. SOCIAL SERVICES

a. Southeast Multi-Service Center (SEMSC)

Located in the Fountain Square area at 910 Shelby Street, SEMSC offers the near Southside a wide variety of services and facilities. Agencies with offices located in the center include the following.

Marion County Department of Public Welfare: The department operates a Food Stamp Unit and a Family Service Unit in the basement of the center.

Indiana State Employment Service: This office offers day-by-day information on job openings through a citywide job bank. It is located on the second floor of the center.

Veterans Assistance: This office offers information on veterans' rights, benefits, and compensation.

Marion County Juvenile Court: Probation officers assigned to the area use the center as a convenient meeting place for neighborhood youths assigned to them.

Southeast Youth Services: A variety of services for youths aged 14 to 21 are provided by this agency, including creative writing, counseling, job placement, and cultural awareness.

Southeast Health Center: This agency provides a full range of health care with fees adjusted to family size and income level. Dental services are also available on a limited basis.

b. Midtown/Southeast Mental Health Center

As an outpatient center of Midtown Comprehensive Community Mental Health Center, this office provides a number of mental health services, including

individual counseling, family therapy, parent education classes, group therapy, chemotherapy, marriage and divorce counseling, and educational classes for families and friends of the mentally ill.

c. Family Service Association

Services offered by this organization include counseling, educational groups, and a homemaker service for the elderly, ill, and/or handicapped.

5. RESIDENTIAL DISPLACEMENT

Excessive housing speculation and the resulting problems of displacement have to date had no strong effect on the residential composition of Fletcher Place. Renovation activities have occurred on a gradual basis, thus keeping housing costs down. The Indianapolis Historic Preservation Commission opposes the displacement of long-term residents from historic districts. At the same time, the Commission recognizes that changes in ownership patterns are likely to occur, particularly among rental properties. A policy of encouraging a gradual mix of new owner/occupants and existing residents would give Fletcher Place the flexibility necessary to grow and yet maintain its distinctive character.

Displacement need not be an ultimate consequence of revitalization. Programs exist at the city and neighborhood level to help low-to-moderate-income persons with housing counseling, rehabilitation, and rental assistance. Many of these programs are outlined below.

6. PRESERVATION INCENTIVES AND HOUSING ASSISTANCE

a. Historic Preservation Programs

At all levels of government, increased emphasis is being placed on the preservation and revitalization of our cities. The following federal, state, and local programs support the efforts of historic preservation.

1. Grants-in-Aid

The U.S. Department of the Interior awards grants-in-aid for historic preservation projects involving acquisition and development. This matching grant program, which was created to protect and preserve historic properties, is administered in Indiana by the Division of Historic Preservation of the Indiana Department of Natural Resources. Those applying for grants can be individuals, public and private organizations, or nonfederal units of government who are owners of properties listed in the National Register of Historic Places.

2. National Historic Preservation Fund

This fund is sponsored by the National Trust for Historic Preservation, a semi-public corporation chartered by Congress. It provides low-interest loans to nonprofit or public member organizations to help them establish a revolving fund for improving properties in the National Register.

3. Consultant Service Grants

These grants are provided by the National Trust for Historic Preservation on a matching basis. They are given to member nonprofit organizations seeking the advice of consultants on preservation problems. Grants can go as high as \$3,000.

4. Tax Reform Act of 1976

Section 2124 of the act, "Tax Incentives to Encourage the Preservation of Historic Structures," provides several new incentives for rehabilitating tax-depreciable or income-producing properties. The new section allows for the accelerated depreciation or amortization of rehabilitation expenditures over a five-year period for: National Register properties, properties in a National Register historic district that are certified by the Secretary of the Interior as being significant to the district, or properties located in historic districts designated under a statute of the appropriate state or local government.

Rehabilitation must also be "certified" to assure conformance with the Secretary of the Interior's Standards for Rehabilitation." (See Design and Development Standards, Section VII). A taxpayer who substantially rehabilitates a certified income-producing historic structure, such as an apartment house, will be permitted a more advantageous method of depreciation. The law also disallows deductions for demolition of certified historic structures and disallows accelerated depreciation for buildings erected on a site previously occupied by a historic structure on or after June 30, 1976. Finally, the act provides that a deduction is allowed for the contribution to a charitable organization or a governmental entity exclusively for conservation purposes of: (1) a lease on, option to purchase, or easement with respect to real property of not less than 30 years' duration or (2) a remainder interest in real property.

5. FHA Title I

The Federal Housing Administration (FHA) Title I Home Improvement Loan Program has been expanded to include historic preservation loans for single and multifamily residential structures eligible for or on the National Register of Historic Places. Loans are made at the current market interest rate not to exceed 12 percent for \$15,000 per dwelling unit and \$45,000 per structure with 15 years to pay. Community Development Block Grant funds may be used to subsidize the interest rate. Before a historic preservation loan can be made, a description of the proposed improvements must be sent to the State Historic Preservation Officer for review to ensure that improvements do not conflict with the guidelines for rehabilitation specified by the U.S. Department of the Interior. Loans are made by FHA-approved lending institutions. However, although the program is available, the financial institutions in Indianapolis have not participated in it to date.

b. Housing Assistance

The following programs provide housing assistance for the rehabilitation of existing dwellings and mortgage insurance loans for homeownership. It is important to note that not all of the programs listed are currently active at the local level.

1. Community Development Block Grant

The Community Development Block Grant program, aimed at the revitalization and/or redevelopment of economically depressed urban areas, is responsible for funding a variety of housing assistance programs for low-to-moderate-income residents. Many of these programs are administered and operated by the City of Indianapolis Division of Economic and Housing Development, Department of Metropolitan Development. Application for the Block Grant is made annually to the U.S. Department of Housing and Urban Development. Programs funded through the grant, which may be used in Fletcher Place, include the loan program outlined below.

Indianapolis Home Improvement Loan Program: The rehabilitation loan program has been redesigned in an effort both to streamline procedures and utilize public funds more effectively. A new, three-part program has been initiated to serve low-and moderate-income level homeowners living in Community Development target areas. Since Fletcher Place lies within a designated target area, eligible homeowners may take part in the program through one of the three sections outlined below.

—Deferred Payment Loan Program: Designed to replace the rehabilitation grant, this section of the program is targeted to serve persons with an annual income below 50 percent of the median income for the city. Under this provision, a lien is attached to the property in the amount loaned by the city for rehabilitation of the home. At the time the property is sold or transferred, the lien must be paid, and the city recoups its investment.

—Section 312 Rehabilitation Loans: Persons whose income ranges between 50 percent and 80 percent of the city's median income are eligible for loans under this section of the program. Loans are made available at a low interest rate (three percent) for a period of 20 years. Maximum loan indebtedness for an individual homeowner may not exceed \$27,000.

—Interest Subsidy Loan Program: Eligible participants under this provision must earn between 80 and 150 percent of the city's median income. The program is designed to provide an interest subsidy to a local lending institution for rehabilitation loans, thereby reducing the cost of the loan to homeowners and lowering their monthly payments.

2. Housing Paint-up/Fix-up Program

Operated through Southeast Neighborhood Development, the Southeast Multi-Service Center, and the Fletcher Place Historic Preservation Association,

this program provides up to \$2,000 for exterior renovation to low-income and elderly homeowners. Residents who do not qualify as low-income are also eligible to participate, but in such cases, the homeowner must provide an equal or greater match of funds. The program is targeted specifically at the Fletcher Place neighborhood.

3. Equity Injection Program

This is sponsored by Southeast Neighborhood Development in cooperation with First Federal Savings and Loan. SEND provides up to \$2,000 to leverage a construction mortgage from First Federal. In turn, First Federal will waive downpayment and closing costs. The program is aimed at supplying owners with construction money for the rehabilitation of the vacant structures in the neighborhood.

4. Commercial Facade Restoration

This program is currently in operation in Fountain Square and will probably be expanded down Virginia Avenue to Fletcher Place in 1981. Southeast Neighborhood Development and the Merchants Association are the sponsors. Up to \$5,000 is provided to area merchants for renovation of their storefronts, providing they in turn invest an equal or greater sum.

5. Section 8

This program, which deals with substantial and moderate rehabilitation, is a HUD-administered, direct rental supplement to the property owner or developer who undertakes multifamily housing rehabilitation. Section 8 funding facilitates recovering of costs incurred by rehabilitation by subsidizing the fair market rent (determined by HUD), which the property owner would otherwise assess the tenant. The difference between the substantial and moderate rehabilitation requires more capital expenditures and therefore receives a longer term rental contract from HUD.

6. Section 221d(2)

This homeownership program for moderate income families provides single families with a mortgage limit of \$31,000 and up to \$42,000 for larger families in high cost areas.

7. Section 203b

Home mortgage insurance for one-to-four-family units facilitates homeownership and the construction and financing of housing. HUD administers this program and insures commercial lenders up to 97 percent of the property value up to 30 years.

8. Division of Economic and Housing Development

The four programs outlined below have been created and are operated by the City of Indianapolis Division of Economic and Housing Development. Most of the funding for these programs comes from Community Development moneys.

Housing Revolving Fund Program: Created to remove the blight caused by vacant, deteriorated housing, this program involves the city in the real estate market. Structures are bought, rehabilitated, and then resold in the housing market.

Urban Homesteading Program: Eligible lower income individuals are provided with opportunity to own vacant, HUD-repossessed houses. The structure must be made habitable within six months and brought up to code standards within one year. Violation of these conditions results in the ownership of the property reverting to the city.

Emergency Home Repair and Paint-up/Fix-up Programs: These are part of the Community Development Program, operated through the Division of Economic and Housing Development on a neighborhood level. These two programs deal with minor housing improvements for low- and moderate-income and elderly families. They differ from the Rehabilitation Program, which acts to correct code violations and involves greater capital expenditures per dwelling.

Relocation Program: This program provides assistance to individuals displaced through government code enforcement and revitalization programs. The Housing Counseling Program is operated in conjunction with this program; it acquaints and assists low- and moderate-income residents with the responsibilities of homeownership, particularly maintenance.

9. The Indianapolis Tax Abatement Program

This program was created to provide incentives for rehabilitation and new construction in areas of the city where development should be encouraged. The program, administered by the Department of Metropolitan Development, allows a 10-year, graduated reduction of property taxes on increased assessment incurred through rehabilitation or new construction. This program allows the property owner to save about half of the taxes that he would have paid over a 10-year period. The program applies to areas such as Fletcher Place.

10. Fletcher Place Revolving Fund

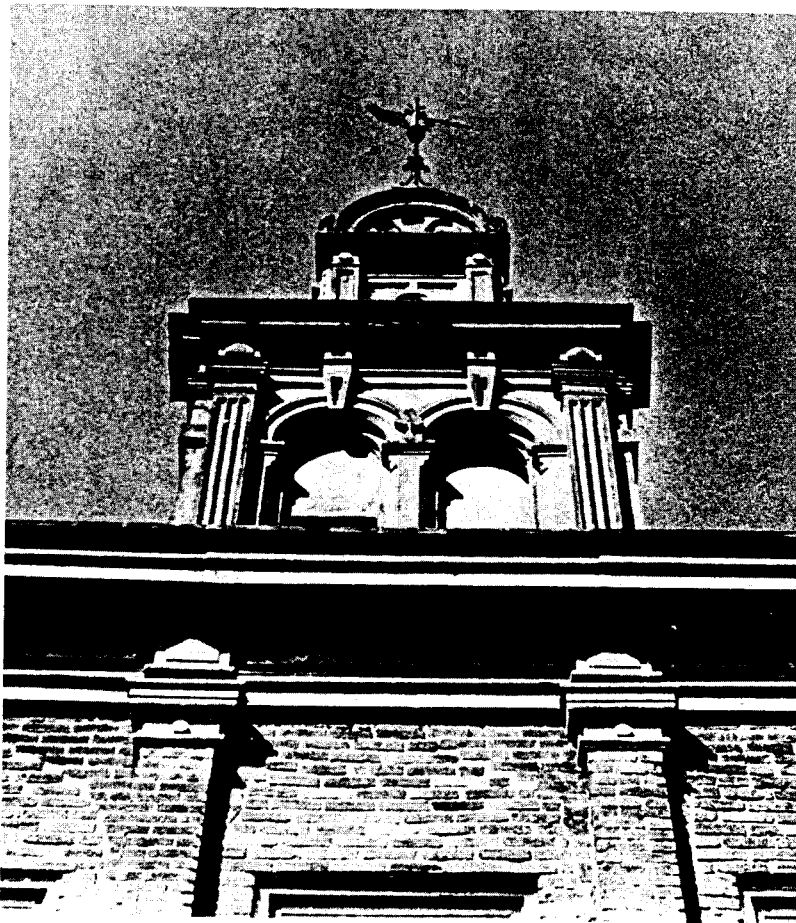
A program modeled on the successful Old Northside Revolving Fund has been set up in Fletcher Place. The purpose of the fund is to assist the neighborhood in retaining structures that contribute to its special quality. An Advisory Council, comprised of Historic Landmarks Foundation of Indiana, the Junior League, the Indianapolis Historic Preservation Commission, and community representatives, will make decisions regarding the acquisition, stabilization, and eventual resale of vacant and deteriorated structures. Protective covenants will be attached to the deeds of all property purchased.

11. Federal National Mortgage Administration

FNMA Urban Mortgage Program assists homeowners and prospective homeowners in obtaining long-term mortgage financing to:

- Purchase homes requiring no rehabilitation
- Finance purchase of existing homes in need of rehabilitation, or finance repair of owner-occupied homes (dwellings of up to four units qualify)
- Refinance outstanding mortgages on owner-occupied homes (consolidation of loans may reduce monthly payments)
- Build new homes in urban areas.

FNMA purchases residential mortgages from financial institutions that make mortgage loans directly to consumers. Money is thereby returned to the lender, who is then able to make more mortgage loans than possible otherwise.



Detail of 460 Virginia Avenue

VI. RECOMMENDATIONS

The following recommendations for Fletcher Place are based on information gathered and analyzed during the data inventory stage of the plan. The principal reason for adopting the Fletcher Place Historic Area Preservation Plan is to provide protection for the architectural and historic character currently threatened by improper zoning and expanding industry. Equally important, however, is the protection of existing residents and their investments. As an overall recommendation, the plan proposes that all policies directed at the Fletcher Place area be tempered with a recognition of its historic heritage and its residential, commercial, and institutional character. The involvement of the neighborhood in the formulation of future recommendations should also be encouraged.

A. PRESERVATION

The plan recommends a halt to the deterioration, alteration, and demolition of existing structures. Renovation and conservation of all contributing buildings should be encouraged. Restoration and rehabilitation should be carried out in accordance with the Secretary of the Interior's Standards for Rehabilitation presented in Section VII.

A number of large important structures—such as Briggs Flats, Mechanics Laundry, Fletcher Place United Methodist Church, and School 8—have been identified as preservation problems. All have a common denominator in that they have lost, or are in danger of losing, their original function. Adaptive reuses for these buildings should be sought, and all private efforts to rehabilitate these buildings to productive uses should be encouraged by the City and the neighborhood.

The Fletcher Place Historic Preservation Association has alerted neighborhood residents to the significance of Fletcher Place, as well as to the challenges they will face in the future. Successful implementation of the design proposals in this plan depends upon the continuing leadership of the Association. For this reason, it is recommended that they work to increase their membership and visibility. Commitments of support from city departments, local organizations, and area businesses will give the association more recognition throughout the city.

As a final recommendation, it is proposed that a National Register nomination be prepared for the adjacent residential area west of Virginia Avenue. (See map entitled Surrounding Districts, page 22.) A preservation plan for this area should then follow.

B. LAND USE AND ZONING

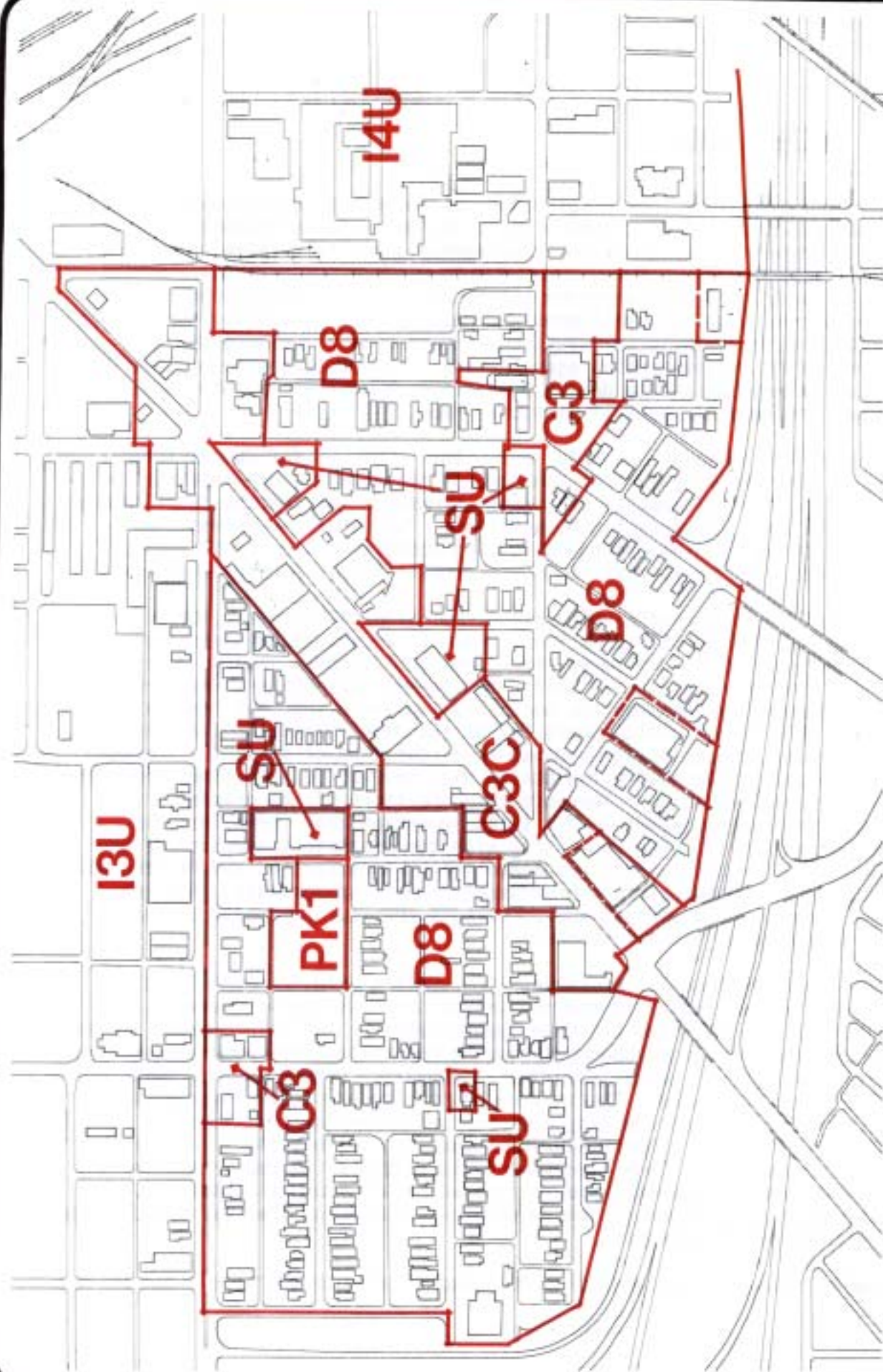
The greatest threat to the historic fabric of Fletcher Place has occurred where industrial uses have developed in an area primarily residential in character. Therefore, the most important of the recommendations regarding the physical context concerns land use and zoning.

The existing zoning for the entire Fletcher Place area should be reexamined. As its principal recommendation regarding land use, the plan urges adherence to the proposed zoning map (see page 105). This recommended zoning plan conforms to the one outlined in the Fountain Square/Southeastern Subarea Plan done by the Department of Metropolitan Development. While it emphasizes the D8 residential classification, appropriate special uses and commercial and light industrial uses are also encouraged where appropriate. It is further recommended that industrial uses, which now intrude into the residential areas of the district, be rezoned to a compatible residential classification to prevent future industrial expansion and disruption of the neighborhood.

The proposed zoning map recommends an expansion of the D8 residential area to recover former housing sites. Commercial areas have been indicated to reflect existing conditions. A C3 designation is proposed for the Fletcher and College Avenue business districts, and a C3C designation is proposed for the Virginia Avenue corridor. Several special use designations are indicated for churches and schools. Two light industrial uses are indicated with dashed lines. These sites should be returned to residential use when the existing industrial operations cease. The most important consideration regarding zoning is the removal of the I5U industrial designation from the Virginia Avenue corridor and the Fletcher Place neighborhood. Characteristics of the C3C zoning classification proposed for Virginia Avenue are as follows:

C3C—Corridor Commercial

- Used as a buffer district similar to the C1 district; however, it provides for a more intensive use of frontage along selected portions of extremely high-volume primary thoroughfares where a low-density residential area is in a pattern of transition or obsolescence. The orderly development of this more intensive use shall be permitted only after recognition of such need by policy resolution of the Development Commission.
- Permits most C1 uses and neighborhood commercial uses.
- No use shall exceed 8,000 square feet.
- Minimum frontage: 25 feet
- Maximum height: 35 feet
- Yards: Side—8 feet; Rear—10 feet; 15-foot setbacks (side or rear) where adjacent to a residential district.



PROPOSED ZONING



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FLETCHER PLACE

HISTORIC AREA PRESERVATION PLAN

C. HOUSING

The plan recognizes that displacement of residents in Fletcher Place as a result of revitalization efforts may occur. The Indianapolis Historic Preservation Commission is concerned about this issue and recommends that the neighborhood take advantage of existing rehabilitation and housing assistance programs offered by the City's Division of Economic and Housing Development, as well as housing counseling services, to help minimize potential displacement problems. The neighborhood organization and supporting agencies are also encouraged to utilize existing programs and to devise innovative approaches to this issue to answer the special needs of Fletcher Place.

Two specific proposals to help reduce the potential for speculation, and at the same time control the rate of development, are outlined below. One calls for the purchase of vacant structures and lots by the Fletcher Place Historic Preservation Association. The other recommends the establishment of a neighborhood housing counseling service to assist residents with the specific housing concerns in a historic district.

In an effort to minimize speculation and guide development, the plan recommends that the Fletcher Place Historic Preservation Association consider purchasing abandoned structures and selected vacant lots in the area. Property may then be sold, when deemed appropriate, with restrictive covenants attached to the deed, thus guaranteeing that renovation and/or development would adhere to the standards prescribed in the plan. In this way, the Association controls disposition of property, thereby ensuring conformance with the design map, and at the same time, thwarting speculative purchasing. Approximately one-third of the property in Fletcher Place is vacant land. It is important that these lots be redeveloped in a manner consistent with the historic character of the district. Compatible, well-designed infill construction and/or the move of houses onto these lots are encouraged where appropriate. Any new development should respect the existing setbacks, streetscape, scale, and integrity of the neighborhood.

Many forms of financial assistance are available to aid qualified neighborhood residents in the renovation of their homes; however, many residents are not aware of these opportunities. For this reason, it is recommended that a neighborhood housing counseling service be organized. This service could guide individual homeowners to the programs best suited to their needs. The service might also act as an intermediary between the resident and city agencies and financial institutions. In addition, it could offer financial counseling to individuals seeking to become homeowners. Such a service would maximize the opportunities for all homeowners to participate in renovation efforts. In addition, it could also help encourage homeownership in the area, thereby reducing the potential for displacement.

Finally, the plan recommends that a gradual process of rehabilitation and

renovation be adopted to reduce the negative effects that sudden change may produce, especially for rental, elderly, and low-income residents.

D. COMMERCIAL CORRIDOR

The plan recommends strengthening the identity of Virginia Avenue as a neighborhood commercial corridor offering a variety of services as well as employment opportunities. The physical remains of the commercial activity on the avenue are increasingly threatened. The street has many vacant lots, and intrusions in the form of concrete block buildings and used car lots have replaced many of the original stores. The plan recommends that a two-fold strategy involving rezoning and redevelopment be implemented along Virginia Avenue.

It is essential that the Virginia Avenue corridor be rezoned to a neighborhood commercial level (C3, C3C, C4). Nonconforming uses gradually should be phased out, and the variance procedure should be closely monitored by the neighborhood organization and IHPC for any deviance from the recommendations of this plan or from those of the Fountain Square/Southeastern Subarea Plan. The Division of Planning and Zoning and the Metropolitan Development Commission should begin implementation of the rezoning procedure upon adoption of the preservation plan.

Fountain Square and Fletcher Place, although closely related, should supply the larger area with different types of services in order that both remain commercially viable. Fountain Square is a community retail center with discount department stores and specialty shops. The focus of Fletcher Place's commercial area should be on neighborhood commercial activities, i.e., activities that supply the day-to-day needs of the residential population.

Upon the adoption of the rezoning, redevelopment along Virginia Avenue should be undertaken on two levels: existing storefronts and vacant/underutilized land. It is recommended that the commercial storefront program currently in operation in Fountain Square be expanded to include Fletcher Place's Virginia Avenue corridor. Significant buildings with a high degree of visibility should be the initial targets of the storefront program. Buildings that should be considered for renovation include the Egnolf-Rasdall building at 460 Virginia and the George Jostin Company building at 548-50 Virginia Avenue. The storefront program should also give attention to signs and better display techniques. A merchants' association, possibly tied to the one existing in Fountain Square, should be formed. Along with the renovation of existing structures, a redevelopment scheme should be devised to encourage the improvement of vacant lots and the replacement of intrusions with new, well-designed, commercial and/or office space.

E. VEHICULAR CIRCULATION

Recommendations for vehicular and pedestrian circulation include consideration of the return to a two-way traffic configuration on South College Avenue, and a study by the Department of Transportation of the traffic patterns at the intersection of East Street, Virginia Avenue, and Fletcher Avenue (South Street).

The uncommon pattern of angular streets and alleys should be retained. In addition, original curbing and paving materials exist on some district streets (such as cobblestoned Cincinnati Street). The plan recommends that any further streets improvements recognize and respect these materials as contributing to the historic fabric of the neighborhood.

F. DESIGN MAP

The following numbered recommendations are keyed to the accompanying conceptual design map on page 109. These recommendations were formulated by the consultants (RPA) together with the staff of the Indianapolis Historic Preservation Commission and residents of the area. The map also illustrates existing and proposed landscaping in the area. As a general recommendation, the planting of trees—to replace those that have disappeared over the years due to storm, disease, neglect, or removal—should be initiated.

1. This parking lot is currently being used by the Indianapolis Rubber Company. It is recommended the Fletcher Place Historic Preservation Association and the IHPC approach the company relative to paving and landscaping of this lot.
2. Well-designed infill housing, compatible with the scale of the existing structures, is recommended for the south side of Lord Street.
3. This lot is owned by the Yellow Cab Company. They have proposed construction of a new facility on this site. The IHPC staff should work with Yellow Cab in the design of this structure to ensure that it will be an asset to the community.
4. The existing rail line, used by ConRail to service the Indianapolis Rubber Company daily, should be cleaned and landscaped. If ever abandoned, the path could be used by pedestrians and bicyclists.
5. The existing parking lot for Iaria's Restaurant should be paved and landscaped.
6. It is recommended that Interstate 65/70 be screened from the neighborhood through trees and plantings in an effort to reduce its disrupting influence on the neighborhood. A program to bring about this improvement should be developed in coordination with the State Highway Commission.

CONCEPTUAL DESIGN



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FLETCHER PLACE
HISTORIC AREA PRESERVATION PLAN



7. The needs of the neighborhood commercial center at College and Fletcher Avenues should be continually reviewed. Compatible uses, sign control, and landscaping should be encouraged. Simple physical improvements, such as a general clean-up and removal of the chain link fence encircling the Community Center playground, would enhance the appearance of this commercial intersection.
8. Briggs Flats is an important structure in Fletcher Place that has been a victim of arson and deterioration. Renovation of this building into one-, two-, and three-bedroom apartment units should be given a high priority. The reuse of Briggs Flats would serve as a positive symbol of reinvestment in the neighborhood. Adequate off-street parking should be provided, possibly to the rear of the adjoining vacant lots on the west. Structures to the east of Briggs Flats and open space to the west should be replaced with appropriate infill housing.
9. The intersection of Fletcher and Virginia Avenues is the visual and symbolic entrance to Fletcher Place from downtown. The buildings located here are in need of community support. The church, a focal point of the neighborhood, is in danger of ceasing operation within the next three years. An adaptive reuse for the building must be considered in the event its religious function ends. The two adjoining dwellings on Fletcher and Virginia Avenues require extensive renovation. Their present location prevents development of parking facilities for the church building, a potential factor in any future reuse plan.
10. The traffic pattern at this intersection needs further study. This is the southeast corner of the original Mile Square and includes Virginia Avenue, the last intact diagonal street from the 1820 Ralston plan. If College Avenue is returned to two-way traffic, the plan recommends that a two-way traffic pattern on East Street also be studied from this intersection north to Washington Street.

This key intersection also illustrates the deleterious effect of overhead utility lines upon the appearance of Fletcher Place streets. As soon as feasible, consideration should be given to relocating public utility lines underground.

11. Landscaping on this "point" would create additional green space. A bus stop should also be located at this site for the convenience of area residents.
12. With the vacancy of this property, a compatible adaptive reuse is vital to the business district. Landscaping and parking are major concerns for this building. Special uses, neighborhood commercial, or even "light industrial" activities should be kept in mind when considering future occupants of the building.

13. This existing parking lot could make an excellent mini park for Fletcher Place, augmenting the recreational amenities of the area. Such a park would require community maintenance.
14. Since School 8 is a foundation block of the Fletcher Place area, its closing could create a problem unless the building is purchased for immediate reuse. The plan recommends that future owners consider landscaping this point. This would help improve the appearance of the Virginia Avenue commercial corridor by adding a pocket of green space.
15. These "points" would make excellent green spaces and bus stops.
16. The parking lot should be landscaped and paved.
17. An adaptive reuse should be explored for this group of buildings. Strong consideration should be given to needed neighborhood services such as a laundry, drug store, or supermarket.
18. Compatible infill housing is needed to restore and enhance residential character of Elm Street.
19. This building (Mechanics Laundry) may soon be vacated. A residential rezoning and redevelopment of the structure is recommended so that future use is in conformance with the residential character of the neighborhood.
20. The Avon is an excellent "flatiron" (triangular in plan) apartment building that needs extensive renovation. The current residential status should be continued.
21. College Avenue (one-way, northbound) is now being studied for a possible return to two-way traffic from Virginia Avenue north to Washington Street. The consultant recommends that two-way traffic be reinstated as a means to aid neighborhood commercial activity along this street and to reduce the heavy traffic flow, which now tends to divide the district artificially.

VII. DESIGN AND DEVELOPMENT STANDARDS

A. INTRODUCTION

The guidelines presented in this chapter are intended to assist Fletcher Place residents in their restoration and rehabilitation efforts. They are the standards used by the Indianapolis Historic Preservation Commission as a basis for determining the appropriateness of proposed modifications to the structures in Fletcher Place.

The guidelines have been prepared with the specific needs of historic districts in mind. An identification of sensitive and appropriate rehabilitation techniques is vital to prevent well-meaning but uninformed alterations that might destroy the distinguishing architectural features of a building. The plan supports the rehabilitation of structures adapt them to the necessities of contemporary life, but at the same time cautions against modifications that might irreparably damage the historic or architectural integrity of a building.

B. RESTORATION/REHABILITATION GUIDELINES

The following guidelines have been adapted from a federal publication entitled Standards for Historic Preservation Projects*. They are intended to help individual property owners preserve, restore, or rehabilitate the historic buildings, structures, objects, and sites that they own in Fletcher Place. The Indianapolis Historic Preservation Commission uses these same guidelines in reviewing applications for certificates of appropriateness. (See Section VIII, Implementation.)

Eight general standards for sensitively rehabilitating historic buildings and structures are set forth below, followed by a detailed checklist of specific actions to be considered or avoided to ensure that the rehabilitation is accomplished without damaging the distinguishing historic character of the building, or the streetscape of which it is a part.

1. GENERAL STANDARDS

- Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use that will require minimum alteration to the structure and its environment.
- Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural feature should be held to a minimum.

* The Secretary of the Interior's Standards for Historic Preservation Projects (Washington, D.C.: U.S. Department of the Interior, Heritage Conservation and Recreation Service, Technical Preservation Services Division, 1979).

- Deteriorated architectural features shall be repaired rather than be replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based as much as possible on accurate duplication of original features or on other buildings of the same style and period.
- Distinctive, stylistic features or examples of skilled craftsmanship—which characterize historic structures and often predate the mass production of building materials—shall be treated with sensitivity.
- Changes that may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- All structures shall be recognized as products of their own time. Alterations to create earlier or later appearances should be discouraged.
- Contemporary design for additions to existing structures or landscaping shall not be discouraged, if such design is compatible with the size, color, material, and character of the existing structure and surrounding neighborhood environment.
- Wherever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

2. CHECK LIST FOR THE APPLICATION OF THE RESTORATION/REHABILITATION GUIDELINES

Consider

Avoid

a. The Environment

Retaining distinctive features such as the size, scale, mass, color, and building materials. This should include roofs, porches, stairways and other features that give a neighborhood its distinguishing character.

Introducing new construction into neighborhoods which is incompatible with the character of the district because of size, scale, color, material, and detailing.

Using new plant materials, fencing, walkways, and street furniture which are compatible with the character of the neighborhood in size, scale, material, and color.

Introducing signs, street furniture, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

Retaining or replacing landscape features such as parks, gardens, street furniture, walkways, streets, alleys, and building set-backs, which have traditionally linked buildings to their environment.

Destroying the relationship of buildings and their environments by widening existing streets, changing paving material, or by introducing poorly designed and poorly located new streets and parking lots or introducing new construction incompatible with the character of the neighborhood.

b. The Individual Lot

Inspecting the lot carefully to locate and identify plants, trees, fencing, walkways, and street furniture which might be an important part of the property's history and development.

Retaining or replacing plants, trees, fencing, walkways, and lawn furniture which reflect the property's history and development.

Making hasty changes to the appearance of the site by removing old plants, trees, fencing, walkways, and lawn furniture before evaluating their importance in the property's history and development.

Consider

Avoid

c. Windows and Doors

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, and doors, pediments, hoods, and all hardware.

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Respecting the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design, and the hardware of the original window sash or door.

Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that disturb the character and appearance of the building.



Detail 615-617 Fletcher Avenue

d. Porches and Steps

Retaining porches and steps which are appropriate to the building and its development. Porches and additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Removing or altering porches and steps which are appropriate to a building and its development and the style it represents.

Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decorations of wood, iron, terra cotta, cast iron, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

e. Exterior Finishes

Discovering and retaining original paint colors, or repainting with colors based on the original to illustrate the distinctive character of the property.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

f. Interior Features

Retaining original materials, architectural features, and hardware, whenever possible, such as stairs, handrails, balusters, mantelpieces, cornices, chair rails, baseboards, paneling, doors and doorways, wallpaper, lighting fixtures, locks, and door knobs.

Removing original material, architectural features, and hardware, except where essential for safety.

g. Masonry Buildings

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical pro-

blem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Duplicating old mortar in composition, color, and textures.

Repointing with mortar of high Portland cement content. This creates a bond that is often stronger than the building material, and can cause deterioration due to the differential in the coefficients of expansion and the porosities of the materials.

Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Sandblasting brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration.

Using chemical cleaning products which could have an adverse chemical reaction with the masonry material, i.e., acid on limestone or marble.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

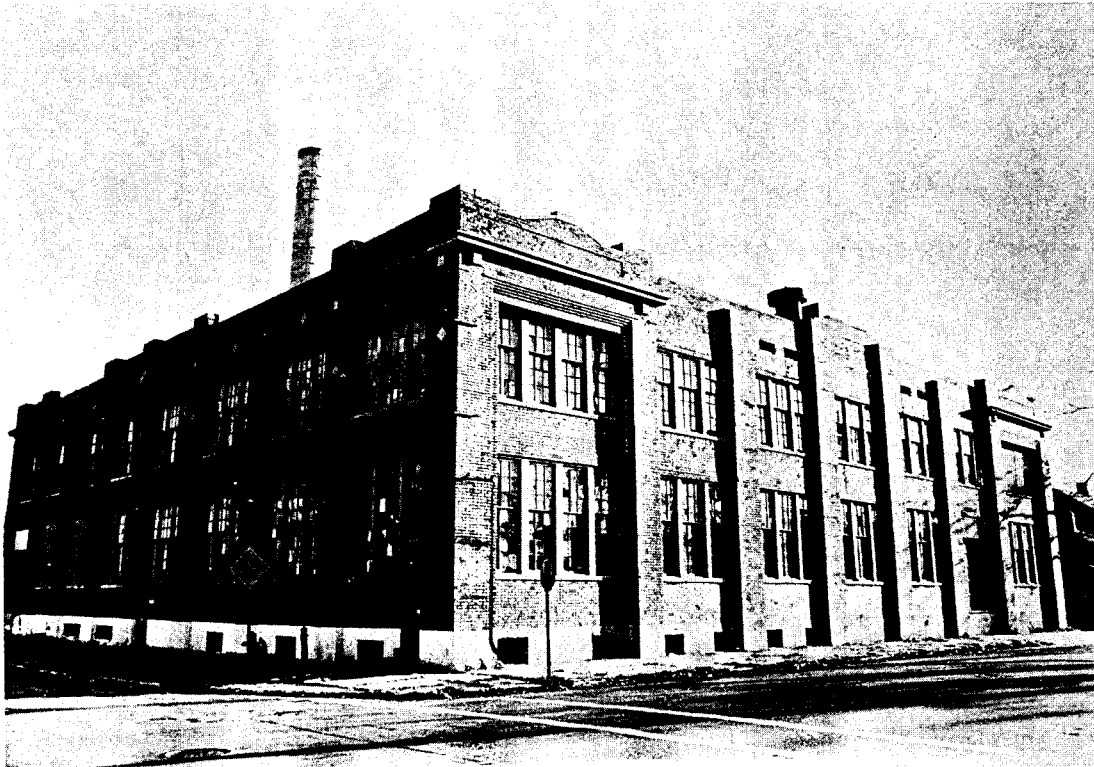
Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or artificial brick veneer.

Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves, and doorway pediments. These are usually an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Indiscriminate removal of paint from masonry surfaces. This may be historically incorrect and may also subject the building to harmful damage.



Mechanics Laundry
735 Lexington Avenue

h. Frame Buildings

Retaining original material, whenever possible.

Removing architectural features such as siding, cornices, brackets, window architraves and doorway pediments. These are, in most cases, an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Repairing or replacing where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such material also can contribute to the deterioration of the structure from moisture and insect attack.

i. Roofs

Preserving the original roof shape.

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Retaining the original roofing material, whenever possible.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Stripping the roof of architectural features important to its character.

Placing television antennae and mechanical equipment, such as air-conditioners, in an inconspicuous location.

Placing television antennae and mechanical equipment, such as air-conditioners, where they can be seen from the street.

j. Plan and Function

Using a building for its intended purposes.

Altering a building to accommodate an incompatible use requiring extensive alterations to the plan, materials, and appearance of the building.

Finding an adaptive use, when necessary, that is compatible with the plan, structure, and appearance of the building.

Retaining the basic plan of a building, whenever possible.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

k. New Additions

Developing a contemporary design compatible with the character and mood of the building or the neighborhood.

Designing new additions that are incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

l. Mechanical Services

(Heating, electrical, & plumbing)
Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical services.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Rewiring early lighting fixtures.

Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling.

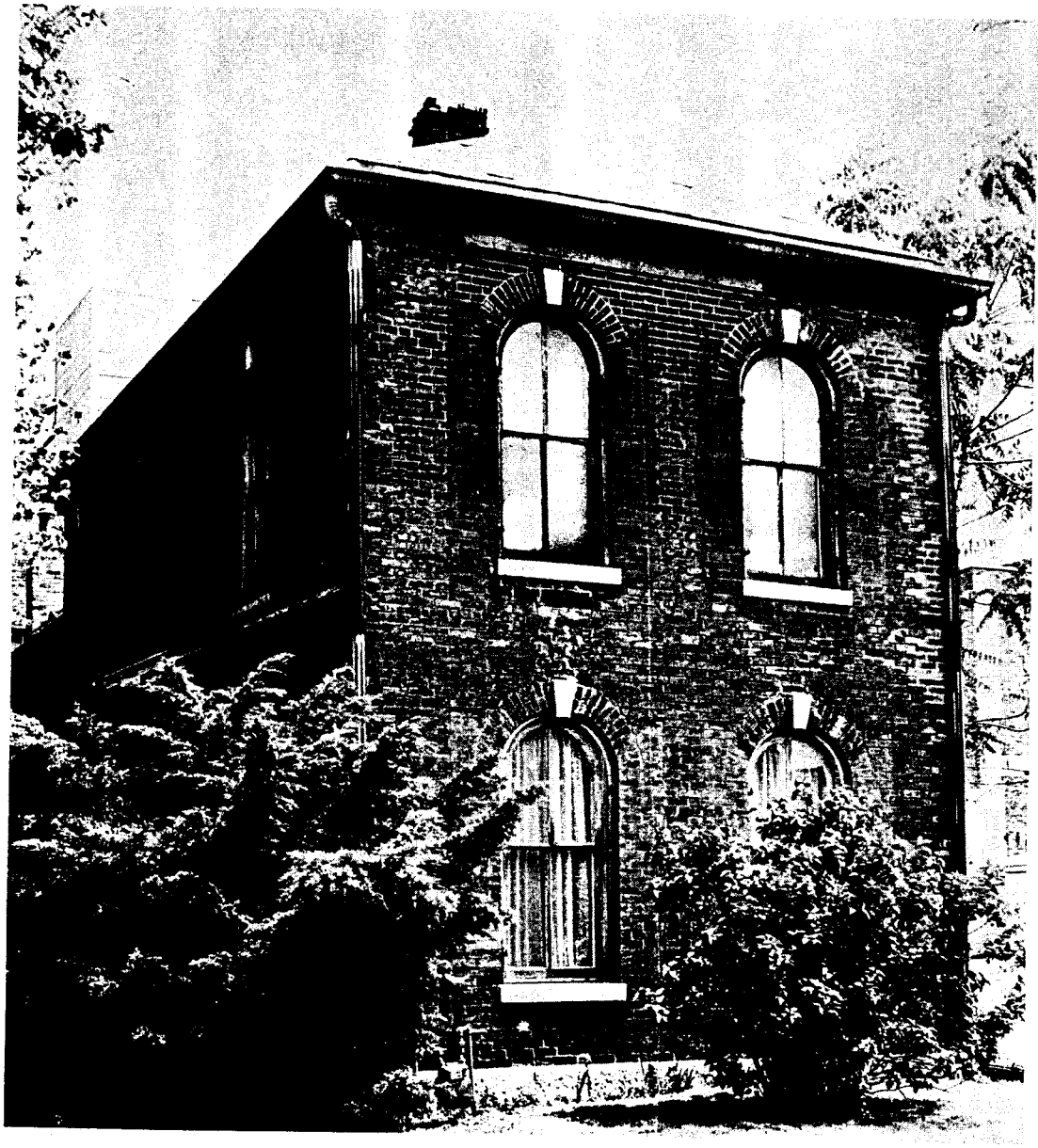
Having exterior electrical and telephone cables installed underground.

Installing "dropped" acoustical ceilings to hide inappropriate mechanical systems; this destroys the proportions and character of the rooms.

Reusing or restoring plumbing fixtures from the original period.

m. Safety and Code Requirements

Complying with code requirements in such a manner that the essential character of a building is preserved intact.



Hugo-Kottlowski House
525 South Pine Street

C. BUILDING DEMOLITION GUIDELINES

The demolition of any existing historic building or structure in Fletcher Place can be justified only in extreme cases. The large-scale deterioration and demolition that has already occurred in the area make each surviving historic resource even more valuable as part of the historic character of Fletcher Place. The typical "background" houses, particularly the workers cottages that line district streets, are often threatened with "spot demolition." If these contributing parts of the streetscape are lost, irreparable gaps in the historic character of the area result.

Demolition also frequently occurs in the form of destruction or dismantling of portions of the exteriors of a building or structure. If done without careful forethought, such actions can have a disastrous effect on the architectural integrity of the building or structure and can destroy the continuity of character along the street involved.

Nevertheless, circumstances may arise in which demolition might be approved by the Indianapolis Historic Preservation Commission. The following guidelines should be considered by the Commission in deciding whether to issue certificates of authorization for a proposed demolition. The guidelines are as follows:

CONDITION

Demolition of a building will be justifiable only when the damage to the structural framework (caused by fire, catastrophic winds, flooding, etc.) is so extensive that the building presents an immediate threat to the health and safety of the public. In certain instances, partial demolition will be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

SIGNIFICANCE

The Commission should consider the architectural and historical significance of the structure in relation to the district. The building may display a quality of material and craftsmanship that does not exist in other structures in Fletcher Place, or it may contribute to the historic character of its immediate environment (i.e., street, alley, property, etc.)

FEASIBILITY OF RENOVATION

If the owner does not have the financial resources to rehabilitate or repair a building, the Commission should determine whether the building is beyond all economically feasible repair.

ADDITIONS

If demolition is proposed for an addition to or portion of a building, the Commission should consider whether the addition is important to the building's evolution.

REPLACEMENT

When demolition of a building has been approved, the Commission should consider, in conjunction with the property owner, whether moving an existing building of similar style, scale, and period to the site would be desirable. Also the Commission should consider the possibility of erecting a new building under the guidelines for new construction on page 125 .



Avon Apartments
615 South College Avenue

D. GUIDELINES FOR NEW CONSTRUCTION

The purpose of historic area designation is to preserve the character of an area or a building. Unfortunately, in Fletcher Place (as in other older neighborhoods of Indianapolis) a certain amount of building demolition has taken place, thereby creating vacant lots that give a sparse look to some streets. As recommended earlier in this plan, the use of vacant land should be dedicated to infill housing where appropriate. Buildings of new construction should be erected on most vacant lots.

The following concepts and criteria were prepared to assist those persons planning new construction in Fletcher Place. These guidelines are used by the Indianapolis Historic Preservation Commission for the review of applications for certificates of appropriateness. Commission approval is required before a building permit is issued by the Division of Buildings of the City of Indianapolis. Therefore, it is strongly recommended that review by the Commission be made a part of the design process as early as possible during the conceptual phase of any proposal. Early involvement of the IHPC will help in arriving at a solution compatible with the character of historic Fletcher Place.

1. FUNDAMENTAL CONCEPTS

- Fletcher Place is a historic neighborhood unique to Indianapolis. It represents a specific period in the development of the city. Attempts to design new construction modeled after other historic communities—whether Georgetown, Savannah, Williamsburg, or New Harmony—are not appropriate.
- The architectural design of any period reflects the technology, construction methods, and materials available at that time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional designs characteristic of an area will dilute the quality of the existing structures and will threaten the integrity of the district.
- Newly designed buildings should not detract from the historic character of Fletcher Place. Form, scale, mass, and texture are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain type or style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.
- New buildings should clearly indicate, through their design and construction, the period of their integration within the district.

2. BASIC CRITERIA FOR NEW CONSTRUCTION

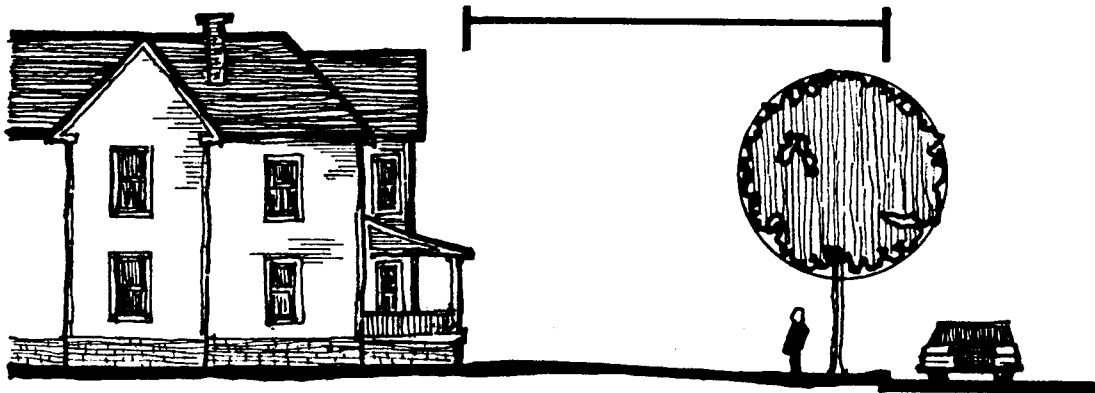
The following criteria should be applied to the redevelopment of the entire parcel, including the outbuildings and landscape features as well as the primary building. They should be taken into consideration in planning and evaluating all new construction.

a. Location

Any new construction must reflect the traditional location and relationship of buildings on their sites. This includes setback from streets, spacing among buildings, and orientation of openings to the street and neighboring structures. In addition, the location of the buildings must respect significant landscape features on the site.

b. Scale

New construction must respect certain standards of scale in order to maintain the district's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, landscape elements — all must be consistent with the surrounding architecture and spaces.



E. GUIDELINES FOR RELOCATING STRUCTURES

Fletcher Place can benefit from the practice of moving endangered buildings from other areas of the city to suitable vacant lots in the historic district. This practice not only helps revitalize the historic area—it helps save endangered historic resources that are not part of preservation districts. The buildings and structures selected for relocation should meet these guidelines:

- A certificate of appropriateness issued by the Indianapolis Historic Preservation Commission is required for any building moved into the historic Fletcher Place area. The IHPC staff should be consulted as to the suitability of the structure to the district and the adequacy of the new site to receive the building being relocated.
- The building or structure must be in danger of being demolished and/or must have lost all contextual meaning.
- The building or structure must be significant either historically or architecturally. Its significance may derive from its being an excellent, though typical, example of a particular building style or type.
- The building or structure must be compatible with the buildings adjacent to the proposed relocation site.

When moving a building from its site to another location, some consideration should be given to: the possible damage it may receive in the process; the characteristics of the new site; and how soon after relocation it will be rehabilitated.

Although some minor damage to a building is expected during a move, especially to the interior finishes (plaster of ceilings and walls, chimney flue, windows), the structural elements need not be affected. It is very important to plan the move carefully. Before the building is taken from its foundation, it should be braced. All buildings are designed as static structures—the introduction of lateral motion will create a new set of loading conditions for which the building was not designed. The windows and doors should be reinforced with diagonal bracing to maintain them true to square; this will prevent the breaking of glass panes and the loosening of the frames. Chimneys should be reinforced on the interior of the building and disassembled above the roof line.

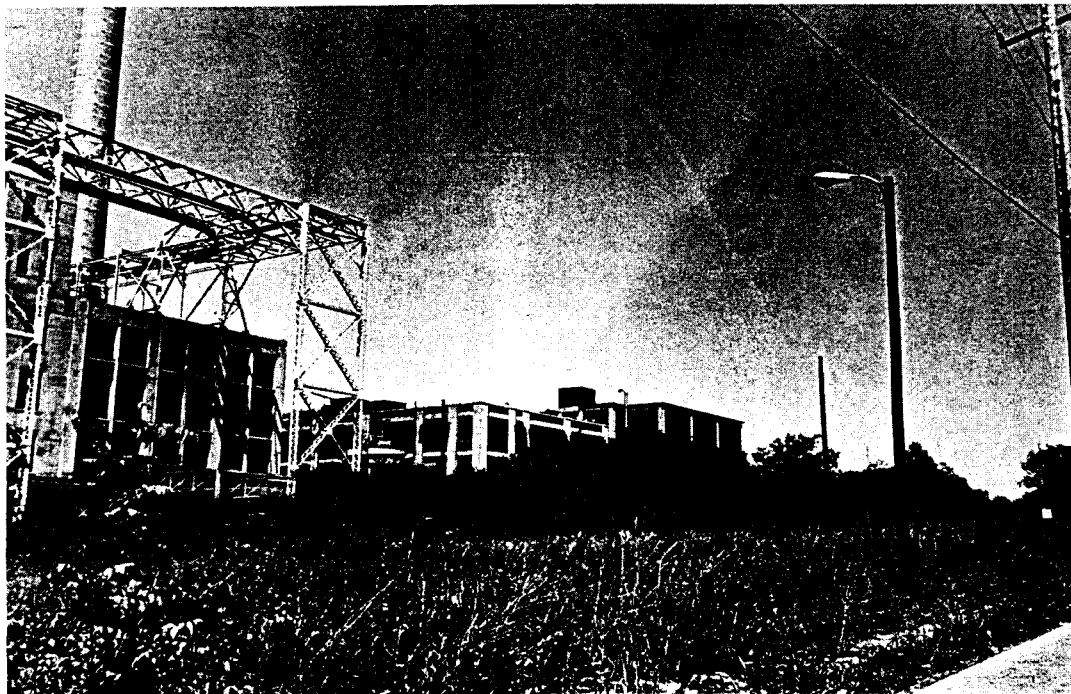
The suitability of the relocation site to receive the building should be ascertained. In many instances, a lot selected for a relocated building will have had a building on the site at one time. The lot should be inspected and the depth of the foundations of the demolished structure determined. Whether the former building had a basement or a crawl space, filling and regrading of the site was done at the time of the demolition. Determining the depth of the old foundation is essential for the stability of the relocated structure. The foundation of all buildings should

always rest on undisturbed ground. The portion of the site that was filled and regraded most likely will be unconsolidated ground containing much construction debris. This is not suitable for load-bearing purposes. It is advisable that the masonry materials of the existing foundation be salvaged, if possible, for reuse in the new location.

Equally important considerations are the orientation of the new site—north, south, east, and west—and the drainage of the site. The orientation of the relocated building should be, if at all possible, the same as it formerly was. Since the location of windows, porches, and the depths of roof overhangs are directly related to orientation, a change of this nature may have an effect on the comfort of the occupants.

Adequate drainage of the site should be provided. The finish grade of the lot should slope away from the building. During the preparation of the site to receive the relocated structure, a suitable finished floor elevation of the first story should be established. The elevation should be designed to accommodate provisions for natural lighting and ventilation if a basement is to be built, or proper distance from the bottom of the joists to the ground if a crawl space is contemplated.

If a relocated building is not going to be rehabilitated soon after its move to the new site, the Indianapolis Historic Preservation Commission strongly recommends that all openings be boarded securely according to code. (For information on the subject, contact the IHPC or the Division of Code Enforcement of the City.) It is imperative that the buildings, while awaiting renovation, be maintained weather-tight and free of risks to the health and safety of the public.



Vacant Lots, North Side Lord Street, 500 Block

F. PARKING GUIDELINES

The demand for parking in Fletcher Place, particularly along the Virginia Avenue commercial corridor, will increase as vacant properties are restored and occupied, new buildings are built, and buildings are moved onto lots now empty.

The parking guidelines presented in this section are standard parking requirements listed in the residential and commercial zoning ordinances of Marion County, Indiana. These requirements are applicable to parking in Fletcher Place. If parking requirements for a particular site cannot be met, a variance is necessary. In certain cases, application for certificates of appropriateness for parking should be evaluated on an individual basis according to the requirements of the use and the limitations of the site.

1. RESIDENTIAL STANDARDS

The following standards are taken from the "Dwelling Districts Zoning Ordinance of Marion County, Indiana," 1966.

- For every one-family dwelling, there should be at least two off-street parking spaces provided.
- For every attached multifamily dwelling or detached single-family cluster dwelling, off-street parking spaces must be provided at the ratio of one parking space per living unit. In addition, all parking lots must meet the development requirements of Chapter II, Section 2.17E, p. 75 of the above-cited ordinance.

2. OFFICE AND COMMERCIAL STANDARDS

The following standards are taken from the "Commercial Zoning Ordinance of Marion County, Indiana," 1969.

- Professional or governmental office: one parking space for each 200 square feet of gross floor area
- Museums, community centers, civic clubs, philanthropic and eleemosynary institutions: parking space for each 400 square feet of gross floor area
- Retail stores generating heavier auto traffic, including, but not limited to, supermarket and other food stores, ice-cream parlors, bakeries, drugstores, beauty and barber shops, and dime stores: one parking space for each 150 square feet of gross floor area

- Retail stores generating lighter auto traffic, including, but not limited to, furniture, jewelry, gifts, hardware, appliance stores, and the like; personal service shops; household or equipment repair shops; clothing and shoe repair shops; interior decorating shops; and wearing apparel shops: one parking space for each 300 square feet of gross floor area.

For any additional information concerning commercial regulations (i.e., landscaping, signs, setbacks, and loading requirements), consult the "Commercial Zoning Ordinance of Marion County, Indiana," or contact the Department of Planning and Zoning, 2122 City County Building, Indianapolis.

3. RESIDENTIAL AND COMMERCIAL PARKING LOTS

The shortage of land in some parts of Fletcher Place for residential off-street parking has increased the need for well-designed and well-located residential parking. The guidelines for developing these residential parking lots are as follows.

- Parking lots should be hard surfaced with a material compatible with materials used in the rest of the neighborhood.
- Parking lots should be screened on sides viewed by adjoining properties or a public way. Trees, as well as lower shrubbery, should be included in landscape planning. (See VII-G, Landscaping Guidelines.)
- Parking lot lighting if needed must cause as little disruption as possible.
- Signs should be kept to a minimum and be well designed. (See VII-H, Sign Guidelines.)
- Delineation of individual spaces should be accomplished through changes in material and textures rather than painted lines.
- Car stops should be designed to be attractive as well as stable.

G. LANDSCAPING GUIDELINES

The Department of Parks and Recreation is responsible for the location and control of trees in or upon all public streets, alleys, rights-of-way, places, and parks in Marion County. Their regulations for trees within the public right-of-way are as follows.

- No tree shall be planted in any public street, alley, way, place, or park in Marion County less than 40 feet from any other tree planted along the same street, alley, way, place, or public park, or at a distance of less than two feet from any established sidewalk or curb bordering any public street, alley, way, or place, except by written permission of the department.
- No persons shall plant any shade or ornamental tree on or in any portion of a public street, alley, way, place, or park in Marion County, unless the department first shall have approved the variety, designated the location, and granted a special permit for such planting. A similar permit is required for the removal of any shade or ornamental tree.
- All flora planted with the Department's permission, by any person in or on any public street, alley, way, place, or park shall be trimmed by any abutting owner or occupant so as not to obstruct such public street, alley, way, place, or park. The city shall not place, nor permit to be placed, any tree or flora that will cause or tend to cause a hazardous or unsafe condition either for pedestrians or motorists.

In addition to the Department of Parks and Recreation regulations, a certificate of appropriateness must be obtained for landscaping in Fletcher Place. (See Section VIII, Implementation.)

SUGGESTED STREET TREES

The following list of trees are varieties suitable for planting along any public street, alley, way, place, or park: *Acer platanoides* (Norway maple), *Acer rubrum* (red maple), *Celtis occidentalis* (hackberry), *Carpinus betulus* (European hornbeam), *Liriodendron tulipifera* (tuliptree), *Quercus rubra* (red oak), *Koelreuteria paniculata* (golden rain tree), *Liquidambar styraciflua* (sweet gum), *Fraxinus* species (green or blue ash), *Phellodendron amurense* (Amur cork-tree), *Sophora japonica* (Japanese padoda-tree), *Tilia cordata* (little-leaf linden), *Ginkgo biloba* (maidenhair tree), *Cleditsia triacanthos inermis* (thornless honey locust), *Platanus* species (all plane trees or sycamores).

The following tree species shall not be used by anyone for planting along any public street, alley, way, place, or park: *Acer negundo* (box elder), *Acer saccharinum* (silver maple), *Catalpa bignonioides* (southern catalpa), *Populus nigra* "Italica" (Lombardy poplar), *Populus eugenei* (Carolina poplar), *Salix* species (all willows), and *Ulmus pumila* (Siberian elm).

LANDSCAPING STYLES

As an indication of types of landscaping styles that were prevalent in the Fletcher Place area from the mid-19th to the early 20th century, the following examples are presented. (This list could serve to aid in landscape restoration; it is not necessarily what is required for Fletcher Place or appropriate for each specific property.)

1856 to 1881*

- Scattered trees—individual or isolated
- Wooden picket fences
- Isolated specimen shrubs
- Evergreen specimen shrubs
- No foundation plantings
- Trees surrounded by bedding plants
- Vines on porches
- Orchards and vegetable gardens.

1881 to 1906 *

- Trees defining property lines
- Shorter wooden fences
- Isolated specimen trees
- No foundation plantings
- Carpet bedding and geometric flower beds scattered in yards
- Urns, statues, "embellishments"
- Orchards and vegetable gardens.

For a comprehensive listing of flowers, bedding plants, shrubs, trees, and vines documented for the period from 1850 to 1900, see the following source: Rudy J. and Joy P. Favretti, Landscapes and Gardens for Historic Buildings: A Handbook for Reproducing and Creating Authentic Landscape Settings (Nashville, Tennessee: American Association for State and Local History, 1978), pp. 155-174.

* Source

May Theilgaard Watts, Reading The Landscape of America, rev. ed. (New York, NY: McMillan Publishing Company, 1975).

H. SIGN GUIDELINES

Sign control is needed in Fletcher Place to maintain attractive street-scapes and to ensure that future signs do not detract from the area's historic character. This can be accomplished without harmful effects on the safety, identification, and interest-generating values of signs.

Signs are erected by both the private and public sector. The "Sign Regulations of Marion County, Indiana" (71-AO-4), adopted as a general ordinance on February 21, 1972, regulates privately erected signs within the different zoning districts. These regulations must be adhered to throughout Marion County in order to receive a sign permit. (For information, contact: Indianapolis Department of Metropolitan Development, Division of Planning and Zoning.)

In addition, signs within Fletcher Place must be approved through the certificate of appropriateness process. All applications must specify size, shape, location, colors, mounting, number, and lighting related to the proposed signs. In review of the sign applications, the Indianapolis Historic Preservation Commission will take into account, but not be limited to, the following considerations.

- Overall design—including color, shape, size, letter, type, etc., —should harmonize with the existing historic fabric of the street on which it appears. In addition, signs should not detract from the architectural integrity of the building.
- Location should not obstruct important sites or potentially attractive views.
- Mounting should conceal the least amount of architectural detail possible and should involve the least amount of damage to the historic character of the building.
- Lighting must not unduly detract from nor disturb the historic character of the neighborhood.
- The duration of the sign (whether it is permanent or temporary in nature) must be stated.
- Compliance with other applicable sign regulations is required.

Another concern is nonconforming and outdated signs. Billboards especially create visual conflict with the environment by the nature of their size, location, and general design. The plan encourages the removal of existing billboards, particularly along Virginia Avenue in Fletcher Place.

Signs placed by the public sector normally pertain to the Department of Transportation. These are regulated by the "Indiana Manual on Uniform Traffic Control Devices for Streets and Highways" adopted by the Indiana State Highway Commission.

There is some flexibility in the size, location, height, number, and design of street signs. The neighborhood organization of Fletcher Place may wish to explore the following variations of standard sign policy with representatives of the Department of Transportation.

- Use of the minimum rather than the standard size and height of signs
- Reduction in number of signs by consolidation and elimination of unnecessary or duplicate signs
- Greater use of symbols rather than written messages where possible
- Use of documented historical signs where appropriate.



Fletcher Place United Methodist Church about 1910
Indiana State Library, Indiana Division

I. PAINT COLOR GUIDELINES

A very significant component of a historic district is its visual character. The elements that contribute to the visual quality of the area are the density of land use, the landscaping of the streets and private properties, the form and mass of its buildings, and the construction materials utilized. In the Fletcher Place historic area, most of the buildings are of wood frame construction, dating back to the latter part of the 19th century. Traditionally paint has been used as a surface treatment for the protection of wood; its use for decoration, through the addition of color pigments to the base paint, came about as a reflection of aesthetic ideals. The choice of paint color to define the design of a building is as important as the choice of construction materials.

The use of paint colors as exterior decoration for American buildings evolved from a very simple treatment of architectural elements during the Federal and Greek Revival periods to the degree of complexity achieved in the 1890s. The rich ornamentation and variety of building form in the late 19th century was complimented by the use of paint colors to highlight or emphasize certain elements of a building. Beginning in the mid 19th century, color treatment was based on the ideal of establishing a harmonious relationship between a building and its natural environment. Only those colors found in nature were deemed appropriate for use. It was more an understanding of nature and its laws with regard to colors than a matter of "good taste." Use of color was an aesthetic expression of romantic ideals. As technological advances were made in the production of more diverse paint pigments, and as aesthetic ideas changed from those of the 1850s and 1860s, greater choice in paint color was expressed.

In re-creating the character of a historic district, the selection of appropriate building surface treatments should be approached carefully. Devising a proper paint color scheme should be based on traditional concepts relating to the period and the style of a building. Research, documentation, and analysis of the exterior finishes of the building will provide the basic data for the work to be done.

There are three basic ways to approach exterior paint work for a historic building: as a restoration of the building to some period in its history, as a re-creation of its appearance at a particular era, or as an interpretation of the concepts prevalent during a certain period. All three methods require varying degrees of research, documentation, and analysis.

The restoration approach is supported from scientific data obtained from samples of distinct layers of paint taken from different areas of a building. Extensive research of the architectural history of the building, its builder or architect, and its occupants will help further document the building. Analysis of the samples by chemical or spectroscopic methods will provide accurate information about the composition of the paint. This information can then be referenced to a standardized color chart (Munsell chart), and the particular color can be duplicated. Factors such as weathering, breakdown of the oil vehicle due to solar radiation, the effects of accumulated dirt, and impurities in the pigments must be taken into account for obtaining an accurate replica.

The color re-creation approach also requires research, documentation, and analysis, though to a lesser degree than the restoration approach. The paint colors obtained from the sample are matched visually against a color paint chart contemporary to the period. This method of approximating color is adequate for most historic building renovation work not requiring a museum quality approach, especially since modern paint rarely duplicates a period paint in color, tone, or character.

In some instances, a homeowner might desire a color scheme different than what the record of colors indicates. The color selection then can be made from a formulated "period" chart or a paint chart of current manufacture. This method of color interpretation is acceptable, as long as the basic concepts of color treatment of buildings in the second half of the 19th century are observed. (The writings of contemporary authorities on the subject of paint choice might be consulted to help understand these concepts. See selected excerpts included as an appendix to this plan, Section IX-C.) It is always important to save paint samples for documentation in future renovation or restoration work.

VIII. IMPLEMENTATION

A. INTRODUCTION

Many of the means necessary to oversee the implementation of the planning recommendations are already in place. Most important, an established neighborhood organization, Fletcher Place Historic Preservation Association, will serve to guide the revitalization of Fletcher Place in a direction beneficial to all residents. As a Community Development Treatment Area, Fletcher Place is eligible to receive CD funds for programs aimed at the physical/social development of the neighborhood. Programs currently utilizing CD monies include the Paint-Up/Fix-Up program, administered through Southeast Multi-Service Center and Southeast Neighborhood Development. Finally, historic area designation will exert an influence on such things as land use and new development.

Implementation of the recommendations and proposed design plan must occur on both the public and private levels. Each sector is capable of supporting complementary activities. Only by working cooperatively can neighborhood objectives be achieved. It must be emphasized that funding capabilities of involved agencies may not immediately support implementation of all strategies as outlined. However, when determining a scope of activities in Fletcher Place, individual agencies should acknowledge the planning recommendations as priorities for the neighborhood.

The following is a recapitulation of the general planning recommendations, followed by a listing of agencies with the potential to implement the proposals. All of the recommendations require an ongoing commitment from both public and private agencies. It is the responsibility of the neighborhood association and the Indianapolis Historic Preservation Commission to initiate action to implement the recommendations. However, the ultimate responsibility for implementation lies with the individual agencies, which must study the feasibility of such recommendations and decide according to their budget from year to year.

B. RECOMMENDATIONS

1. HISTORIC PRESERVATION

	Potential Implementing Agencies
■ Accomplish all rehabilitation following the Secretary of the Interior's Standards for Rehabilitation	FPHPA, IHPC, HLF
■ Study long-term adaptive reuse potentials of "preservation problems" (Fletcher Place United Methodist Church, School 8, Community Center, Mechanics Laundry, Briggs Flats)	FPHPA, IHPC, HLF

	Potential Implementing Agencies
<ul style="list-style-type: none"> ■ Increase membership and activities of FPHPA ■ Complete National Register nomination for adjacent historic area across from Virginia Avenue. 	<p>FPHPA</p> <p>IHPC, HLF I</p>
2. LAND USE	
<ul style="list-style-type: none"> ■ Implement proposed zoning plan <ul style="list-style-type: none"> —Rezone Virginia Avenue to a C3C classification —Rezone heavy industrial sites existing in residential areas to a residential classification ■ Encourage tree planting and landscaping per design plan ■ Investigate feasibility of minipark. 	<p>FPHPA, IHPC, DPZ</p> <p>FPHPA, DPR, IHPC, SHC</p> <p>FPHPA, DPR, DPZ, IHPC</p>
3. HOUSING	
<ul style="list-style-type: none"> ■ Conserve existing housing stock ■ Stabilize and rehabilitate deteriorated structures ■ Acquire vacant lots for future house moves and/or infill construction ■ Discourage displacement of long-term residents <ul style="list-style-type: none"> —Encourage homeownership opportunities for qualified low-to-moderate-income area tenants —Expand Paint-Up/Fix-Up program —Support and expand activities of SEND —Expand neighborhood-based housing counseling services through SEMSC —Identify existing public housing and assistance programs. 	<p>FPHPA, SEND, IHPC, HLF I, PLI, NR</p> <p>FPHPA, SEND, IHPC, HLF I, PLI, NR</p> <p>FPHPA, SEND, IHPC, HLF I</p> <p>FPHPA, SEND, SEMSC, USCO, IHPC, DEHD, HLF I, PLI</p>
4. COMMERCIAL CORRIDOR	
<ul style="list-style-type: none"> ■ Promote commercial revitalization along Virginia Avenue 	<p>FPHPA, FSMA, SEND, IHPC, HLF I</p>

	Potential Implementing Agencies
■ Strengthen ties to Fountain Square commercial revitalization through expansion of storefront program to Fletcher Place	FPHPA, FSMA, SEND, IHPC, HLF I
■ Encourage the location of neighborhood-based commercial services in Fletcher Place	FPHPA, FSMA, SEND, IHPC, HLF I
■ Work with area merchants on better sign/display techniques	FPHPA, FSMA, SEND, IHPC, HLF I
■ Develop new commercial space through compatible infill construction along Virginia Avenue.	FPHPA, SEND, IHPC, HLF I
5. VEHICULAR CIRCULATION	
■ Consider returning South College Avenue to two-way traffic .	DOT, FPHPA, IHPC

Abbreviations:

FPHPA	Fletcher Place Historic Preservation Association
IHPC	Indianapolis Historic Preservation Commission
HLFI	Historic Landmarks Foundation of Indiana
DPZ	Division of Planning and Zoning
DPR	Department of Parks and Recreation
SHC	State Highway Commission
SEND	Southeast Neighborhood Development
PLI	Private Lending Institutions
NR	Neighborhood Residents
SEMSC	Southeast Multi-Service Center
USCO	United Southside Community Organization
DEHD	Division of Economic and Housing Development
FSMA	Fountain Square Merchants Association
DPW	Department of Public Works
IPL	Indianapolis Power and Light Company
DOT	Department of Transportation

C. DESIGN REVIEW PROCESS AND PROCEDURE FOR CERTIFICATES OF APPROPRIATENESS

The adoption of this preservation plan by the Indianapolis Historic Preservation Commission and by the Metropolitan Development Commission officially designates Fletcher Place as a "historic area." This official designation gives the Historic Preservation Commission authority to review proposed structural alterations and design changes made to individual properties within Fletcher Place. The enabling statute of the Historic Preservation Commission, IC 1971-18-4-22, provides the Commission with the necessary legal authority to make design review decisions within officially designated historic areas. Once this preservation plan is adopted by the Metropolitan Development Commission, it becomes part of the Comprehensive Plan of Marion County.

1. SCOPE OF PROTECTION ALLOWED BY STATUTE

- a. Historic area review and subsequent certificates of appropriateness are required for rehabilitation, renovation, alteration, demolition, or new construction to any part of the exterior facade, front grounds, outbuildings, or landscape features that exist on the site. The purpose of the review is to protect and preserve the existing historic character of individual properties and the district as a whole. Historic area review shall include, but not be limited to, the following items: changes to existing exterior facades, roofs, windows and doors, porches, fencing, exterior light fixtures, walks, driveways, front and side trees, bushes or other landscaping, siding, brick, painting (color), antennae, swimming pools, etc. Review should also consider details, texture, form, proportions, relationships, massing, and scale of the existing historic fabric to ensure that new construction and alterations of existing structures complement the historic character of the neighborhood.

Historic area review is not required for: interior changes; the routine repair and ordinary maintenance of any exterior feature that does not involve a change in design; or any structural alteration required for public safety due to a hazardous condition.

- b. Historic area review and a certificate of appropriateness are required for all new construction—residential units, commercial buildings, and outbuildings—in the Fletcher Place Historic District.
- c. Historic area review and a certificate of appropriateness are required for a building or structure that is being relocated into Fletcher Place to ensure compatibility with its new site. The preservation plan endorses the concept of moving historic structures into the neighborhood only if the existing structure is in danger of demolition.

- d. Historic area review and a certificate of appropriateness are required for the demolition or dismantling of any building, structure, object, or site in Fletcher Place.

2. CRITERIA USED IN THE DESIGN REVIEW PROCESS

It is imperative that all changes or additions to individual properties be reviewed prior to commencement of construction to ensure their compatibility to the historic character of Fletcher Place. Although Fletcher Place is to be governed by a preservation plan, the review, comment, and issuance of certificates of appropriateness are critical to guiding the preservation of the area as well as the successful redevelopment of vacant lots. The preservation plan only provides the framework for making design and development decisions.

The criteria used by the Indianapolis Historic Preservation Commission in its design review process are the design and development standards listed in Section VII of this plan.

In determining the appropriateness of any proposed new construction, reconstruction, alteration, or relocation, the Commission will consider, in addition to any other pertinent factors, the visual compatibility, general design arrangement, color, scale, details, texture, and materials of the proposed project in relation to the architecture, design, and development standards prescribed by this plan or any applicable zoning regulation. (See guidelines for restoration/rehabilitation, new construction, and relocated structures, Sections VII-B, VII-D, and VII-E.)

In determining the appropriateness of any proposed demolition, the Commission shall consider, in addition to any other pertinent factors, the character and significance of the subject structure in relation to the historic area and any other structures or sites in the area, including its relative contributions to the historical and architectural values and significance of the area. (See guidelines for demolition, Section VII-C.)

3. DESIGN REVIEW PROCESS

The Indianapolis Historic Preservation Commission is responsible for reviewing all applications for certificates of appropriateness in historic areas. The Commission meets at a regularly scheduled time each month in the City/County Building. In order for an application to be approved at the monthly meeting, it must be filed at the Commission's office (155 E. Market Street, Suite 705) at least 15 days prior to the next meeting. Application blanks may be obtained from the same office.

Ten days prior to the meeting, five days after an application is received, the applicant will be notified of the place and time of the Commission meeting. In addition, the owners of the properties adjoining the applicant's property will be notified, and a public announcement will appear in the local newspaper.

Applications for certificates of appropriateness will be on file at the Commission's office prior to the monthly meeting and will be available for public review. Concerned citizens and representatives of neighborhood groups may review the applications so that they are informed of proposed changes. Through participation in the public hearing, any parties may express their views to the Commission and thus have an influence upon decisions made by the Commission.

The staff of the Indianapolis Historic Preservation Commission makes itself available to answer any questions concerning certificates of appropriateness and, if requested, to present the staff's position to neighborhood groups at their meetings. The staff also offers free technical advice on proposed physical changes to a building, including the actual preparation of an application for a certificate of appropriateness. The Commission encourages the formation of neighborhood liaison committees, which could assist property owners in the process of obtaining certificates of appropriateness.

If the application is approved by the Commission, a certificate of appropriateness will be issued and mailed to the applicant. The applicant must have an improvement location permit (ILP) if the work on the structure changes the height, size, or lateral bulk of the structure that is being rehabilitated. If an applicant is erecting any new structure or removing one, an ILP must be obtained, and any work must conform to zoning and other applicable ordinances. (For further information, contact the Division of Planning and Zoning, City/County Building, Room 2122; phone 633-3435.)

An applicant must have a building permit if the cost of the work in materials and labor exceeds \$500. If the work is less than \$500 in cost but is a potential safety or health hazard, a building permit is still needed. Examples of such hazards would be sewer, electrical, or structural work. (Building permits can be obtained from The Department of Metropolitan Development, City/County Building, Room 2101.) In some cases the applicant will need both an ILP and a building permit, while in others, only one of the two is necessary. However, in all cases, a certificate of appropriateness must be secured from the Indianapolis Historic Preservation Commission.

D. MINIMUM MAINTENANCE PROCEDURE

Section 10 of the State of Indiana's statute regarding the Indianapolis Historic Preservation Commission states the following:

In the event that the Commission shall find that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the Commission shall have the power and authority to give said owner written notice to correct said failures or violations within thirty (30) days after receipt of notice, and if such owner fails to comply, then the Commission shall have the authority to initiate and prosecute appropriate enforcement proceedings as provided in IC 1971-18-4-2-10-1.

1. DEFINITIONS

The following excerpts provide definitions of terms used in the statute.

"Clean, sanitary and tidy condition" shall be construed as meeting the requirements outlined in the Minimum Standards for Housing of the Health and Hospital Corporation of Marion County.

A building or property that is not in "a good state of repair and in a safe condition" shall be defined as in the State's Unsafe Building Law for Indianapolis (IC 18-5-5.5-2, Supp. 1977).

Unsafe building shall mean any building or structure, or any part thereof, that is in an impaired structural condition or state which renders it unsafe or dangerous to any person or property; or is a fire hazard; or a hazard to the public health; or is a public nuisance; or does not comply with standards for building condition or maintenance, the violation of which would be dangerous to any person or property, found in an ordinance enacted by the City-County Council or in a state law.

Unsafe premises shall mean any unsafe building; or the tract of real estate on which an unsafe building is located; or any unsafe building and the tract of real estate on which the unsafe building is located.

2. NOTICE PROCEDURE

The following steps outline the notice and enforcement procedures to be used in cases in which the minimum maintenance of buildings or premises in Fletcher Place has been neglected.

- In the event the Commission's staff finds through inspection that a building or premises is unsafe, the Historic Preservation Commission shall give notice by registered mail to the owner of record (as listed in the files of the Center Township Assessor) to make sufficient repairs to correct the unsafe condition(s).

- Copies of the notice will be sent to any neighborhood organization that makes a request to the Commission to receive them.
- The Historic Preservation Commission will make a reasonable effort to send copies of the notice to tenants of the property involved, as well as to the owner(s).
- The Commission will make a reasonable effort to serve notice to those contract buyers who have recorded their interest in their property with the Marion County Recorder's Office.
- A notice of the rights and resources (financial and advisory) available to the owner will be included in the notice sent by the Commission.

3. ENFORCEMENT PROCEDURES

The City's Division of Code Enforcement is empowered to initiate legal action directing the owner of a vacant, unsafe property or premises to take suitable corrective action in cases in which the owner fails to correct the unsafe conditions within 30 days after receiving the notice from the Historic Preservation Commission.

Under state law, the Health and Hospital Corporation is responsible for taking action if unsafe conditions that pose a threat to public health exist in an inhabited property or premise.



Board and Batten Barn (Laut Sheet Metal Company)
Fletcher and South College Avenues

E. CERTIFICATE OF AUTHORIZATION PROCEDURE

The certificate of authorization provision of the Commission's statute is designed to permit an applicant to proceed with inappropriate action to his or her property in those cases in which undertaking the appropriate action would "result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property."

The staff of the Historic Preservation Commission makes itself available to work with each applicant for a certificate of appropriateness. This consultation includes staff advice on the following:

- Definition of the appropriate procedure in the case involved
- Recommendation of specific methods to use in undertaking the proposed action
- Suggestion of other resources, financial and advisory, that may be available to the applicant.

The staff will prepare a written staff recommendation to the Commission on each application based on consultation with the applicant and/or review of plans of the proposed action. In cases in which the applicant proposes an inappropriate action, but in which the appropriate action would result in substantial hardship to the applicant or would deprive the owner of all reasonable use and benefit of the property involved, or that its effect upon the area would be insubstantial, the Historic Preservation Commission will issue a certificate of authorization permitting the work to proceed. The Commission has established criteria to consult before issuing a certificate of authorization. These criteria include, but are not limited to, the following:

- The difference in cost between an appropriate action and the inappropriate action proposed
- The ability of the applicant to secure financing to undertake an appropriate action
- The percentage of the applicant's income going to housing, including mortgage payments, utilities, and normal repairs
- Other forms of indebtedness of the applicant
- Other pertinent factors, such as use of the property by the handicapped or elderly.

IX. APPENDICES

A. LEGISLATIVE STATUTE

Legal Implications of the State Legislative Statute IC-1971, 18-4-22, concerning the Historic Preservation Commission.

Once an area has been designated an "Historic Area" by resolution of the Indianapolis Historic Preservation Commission (IHPC) and a historic preservation plan for the area has been adopted by the Metropolitan Development Commission, the following statutory provisions as set out in IC 1971, 18-4-22 apply: (These statutory provisions govern procedure and adoption of the Comprehensive Historic Preservation Plan and contain the requirements and procedures which must be followed upon a designation of an historic area by resolution of the IHPC, and historic preservation plan adoption by the Metropolitan Development Commission.)

IC-1971, 18-4-22-5: The Commission shall as expeditiously as possible prepare a comprehensive historic preservation plan for the entire county. Segments of this plan may be prepared, and upon the commission's declaratory resolution of the historic or architectural significance of any area, structure or site designated in it, shall be presented to the Metropolitan Plan Commission for public hearing and adoption, as a part of the Metropolitan Comprehensive Plan of the county.

The comprehensive historic preservation plan shall officially designate and delineate historic areas and shall identify any individual structures or sites in it of particular historic or architectural significance, which structures and sites must be designated as "...Historic Landmarks" or "... Historic Sites," this designation including the name of the city, and if located within the corporate limits of a included town, as defined in IC-1971, 18-4-1-2, the name of the excluded city.

With the designation of an historic structure, the plan may additionally expressly identify and designate the interior, or any interior architectural or structural feature of it, having exceptional historic or architectural significance.

The comprehensive historic preservation plan may include any of the materials listed in IC-1971,18-7-5-37 as it related to historic preservation. Any segment of it designating one (1) or more historic areas, and any historic structures and sites located in it, shall include an historic and architectural or design analysis supporting the significance of the historic area, general or specific criteria for preservation, restoration, rehabilitation or development, including architectural and design standards, and a statement of preservation objectives.

Concurrently or subsequently, the Commission may prepare and recommend to the Metropolitan Plan Commission, for its initiation, approval and recommendation to the council for adoption, an historic district zoning ordinance or ordinances to implement the historic preservation plan.

Each historic area or historic zoning district shall be of such territorial extent and configuration as will best serve the purposes of this chapter, there being no maximum or minimum size limitations thereon whether applied to single or multiple historic properties or sites, and may include any adjacent area necessarily a part of thereof because of its effect upon and relationship to the historic values and character of the area.

The proposed historic preservation plan, if approved and adopted by the Metropolitan Plan Commission, shall be a part of the comprehensive plan of the county.

The proceeding for approval of this plan, including notice and hearing requirements, shall be bound by the same rules and requirements which are applicable to petitions to the Metropolitan Plan Commission for amendment of zoning ordinances and for creation of new district classifications, and shall be bound by all statutory requirements relative to the Metropolitan Plan Commission; however, individual notice of the area, according to the Metropolitan Plan Commission's rules and requirements or, alternatively, the owner's consent to the proposed historical area designation may be obtained and filed with the Metropolitan Plan Commission.

Amendments to the comprehensive historic preservation plan, or any segment of it, shall be made in the same manner as the original plan.

The Commission shall receive and consider any pertinent information or exhibits such as historical data, architectural plans, drawings and photographs, regarding any proposed or designated historic area, structure or site, and any request for historic designation or for the exclusion of any property or structure from any proposed or designated historic area.

The Commission may adopt any operating guidelines for the evaluation and designation of historic areas, structures and sites, so long as they are in conformity with the objectives of this chapter.

Upon the adoption of the historic preservation plan, the Commission may at any time identify by appropriate markers any historic areas, structures and sites designated by the plan, or any historic area properties in the process of restoration under the plan.

IC-1971, 18-4-22-6: In the event of adoption of the historic preservation plan as outlined in IC-1971, 18-4-22-(6), the Commission shall have power and authority to acquire by the exercise of the power of eminent domain pursuant to the general laws of the state of Indiana governing the exercise of the power of eminent domain, any real estate of interest in it, in an historic area considered necessary by the commission for the furtherance and development of the preservation plan or the protection, preservation, restoration or rehabilitation of the historic area, or any part of it. Title to or interest in any property acquired must be in the name of the city of the first class for the use and benefit of the... historic preservation commission which designation must include the name of the city.

IC-1971, 18-4-22-7: In the event of adoption of the historic preservation plan for any historic area thereafter, no permits shall be issued by the Metropolitan Plan Commission and the building commissioners for the construction of any structure in the area or the reconstruction, alteration or demolition of any structure now or hereafter in the area, unless the application for the permit shall be accompanied by a certificate of appropriateness issued under IC-1971, 18-4-22-8.

After the adoption of the historic preservation plan for any area, all governmental units shall be guided by and give due consideration to the plan in any official acts affecting the area.

On application by any governmental unit or interested party in accordance with IC 1971, 18-4-22-8, the Commission shall make a determination of the appropriateness of any proposed governmental action affecting an historic area. Any official action in conflict with the plan or determined by the Commission to be inappropriate shall be presumed to be not in the public interest and shall be subject to the enforcement provision of IC 1971, 18-4-22-11.

The Commission's determination of appropriateness shall be prerequisite to any governmental order or action to alter or demolish any designated historic site or any structure in an historic area. No rezoning or variance applicable to an historic area, or any part of it, shall be approved by the Metropolitan Plan Commission or granted by a board of zoning appeals, respectively, except on the Commission's prior recommendation or determination of its appropriateness.

IC-1971, 18-4-22-8: Sec. 8. No persons shall construct any exterior architectural structure or feature in any historic area described in IC 1971, 18-4-22-6, or reconstruct, alter, or demolish any such exterior or designated interior structure or feature now or hereafter in the area, until the person shall have filed with the secretary of the Commission an application for a certificate of appropriateness in such form and with such plans, specifications, and other material as the Commission may from time to time prescribe and a certificate of appropriateness shall have been issued as provided in this section; however, nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any such exterior or designated interior architectural structure or feature which does not involve a change in design, color or outward appearance of it, or to prevent any structural change certified by the building commissioner as immediately required for the public safety because of a hazardous condition.

The Commission shall hold a public hearing on any application for certificate of appropriateness. At least ten (10) days before the date set for the hearing, notice shall be published, and notice shall be given additionally to the affected parties, in accordance with the Commission's rules of procedure. Upon hearing the application for a certificate of appropriateness, the Commission shall determine whether the proposal will be appropriate to the preservation of the area and to the furtherance and development of the historic preservation plan.

In determining appropriateness of any proposed construction, re-construction or alteration, the Commission shall consider, in addition to any other pertinent factors, the visual compatibility, general design, arrangement, color, texture, and materials in relation to the architectural or other design standards prescribed by the plan or any applicable zoning regulation, the design and character of the historic area, and the architectural factors of other structures in it. In determining appropriateness of any proposed demolition the Commission shall consider, in addition to any other pertinent factors, the character and significance of the subject structure in relation to the historic area and any other structures or sites in it, including relative contribution to the historic and architectural values and significance of the area.

However, if the Commission finds any application to be inappropriate, and that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, the Commission shall issue a certificate of authorization, which is a certificate of appropriateness for purposes of this chapter.

Issuance of a certificate of appropriateness is subject to review by the Metropolitan Plan Commission as to its appropriateness in relation to the Metropolitan Comprehensive Plan.

This review must be in accordance with the same procedures and limitations applicable to appeals of decisions of the boards of zoning appeals, as provided in IC 1971, 18-7-2-71, and must be initiated only upon notice of appeal by the executive director of the Metropolitan Planning Department of the county who certifies that this determination interferes with the Metropolitan Comprehensive Plan. All proceedings and work on the subject premises pursuant to the certificate of appropriateness must be automatically stayed upon notice of the appeal.

IC 1971, 18-4-22-9: If the Commission determines that the proposed construction, reconstruction, alteration or demolition will be appropriate, the secretary of the Commission shall forthwith issue to the applicant a certificate of appropriateness.

The Commission may impose any reasonable conditions, consistent with the historic preservation plan, upon the issuance of a certificate of appropriateness, including the requirement of executing and recording covenants or filing a maintenance or performance bond. If the Commission determines that a certificate of appropriateness should not be issued, the Commission shall forthwith place upon its records the reasons for the determination and may include recommendations respecting the proposed construction, alteration or demolition.

Thereupon, the Secretary of the Commission shall forthwith notify the applicant of the determination transmitting to him an attested copy of the reasons and recommendation, if any, of the Commission.

IC 1971, 18-4-22-9.1: Every determination of the Commission upon an application for a certificate of appropriateness shall be subject to review by certiorari upon petition by the circuit or superior court of the county by an aggrieved persons, in the same manner and subject to the same limitations as a decision of a board of zoning appeals under IC 1971, 18-7-2-76 through 81. However, upon notice of the filing of the petition for writ of certiorari, all proceedings and work on the subject premises shall be automatically stayed.

An appeal may be taken to the court of appeals of the State of Indiana from the final judgement of the court reversing, affirming or modifying the determination of the commission in the same manner and upon the same terms, conditions and limitations as appeals in other civil actions.

IC 1971, 18-4-22-10: In the event that the Commission shall find that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the Commission shall have the power and authority to give said owner written notice to correct said failures or violations within thirty (30) days after receipt of notice, and if such owner fails to comply, then the Commission shall have the authority to initiate and prosecute appropriate enforcement proceedings as provided in IC 1971, 18-4-22-10.1.

IC 1971, 18-4-22-10.1: Any violation of this chapter, any ordinance adopted pursuant to its terms, and any covenants or conditions required or imposed by the Commission shall be enforceable by appropriate legal action, as provided in IC 1971, 18-7-2-83 for the enforcement of planning and zoning regulations, including mandatory or prohibitory injunction. These enforcement actions may also be instituted by any interested person or affected owner.

IC 1971, 18-4-22-11: Any building, structure or land use in existence at the time of the adoption of the historic preservation plan as provided herein, but which is not in conformity to or within the zoning classification or restrictions or requirements or architectural standards of this plan, shall be considered to be a non-conforming use and may continue, provided that the owner or owners continuously maintain this use.

In addition to the requirements as set out herein pertaining to certificate of appropriateness (sections 7,8, and 9), the ownership of a non-conforming use shall be subject to the additional restriction that a non-conforming use can not be reconstructed or structurally altered to an extent exceeding in aggregate cost fifty percent (50%) of the market value thereof unless said structure is changed to a conforming use.

B. FLETCHER PLACE STUDY AREA PROPERTY LIST

Information for the following list was obtained during a walking survey conducted by the consultant in the fall and winter of 1979. The historic use was determined from the Historic District Nomination and a field survey done by the staff of the Indianapolis Historic Preservation Commission. The present use, condition, integrity, and significance of structures were based on criteria approved by the State Historic Preservation Officer and proposed for inclusion with the "Manual for Historic Sites and Structures Inventories" published by the Indiana Department of Natural Resources, Division of Historic Preservation.

The exterior building conditions are explained in Section V, Data Inventory and Analysis. The physical integrity of each structure was evaluated using the following criteria:

1. Intact:
The structure now exists in its original state.
2. Minor alterations:
Structure exists in its original form in all of its essential features although some details are missing or altered.
3. Major alterations:
Although some parts of the structure are missing or have been replaced, the original appearance of the structure is still discernible. Also includes structures whose later additions do not obscure recognition of the original form.
4. Greatly altered:
The original appearance of the structure is almost completely obscured by later alterations and additions.
5. Moved:
The structure is now located at site other than where it was originally erected.

The architectural and historical significance of each structure was evaluated using the following criteria:

1. Non-historic:
Post-1929 structure not judged to be of historic or architectural significance.
2. Secondary historic:
Plenitude of similar architectural examples; lack of significant historical associations.
3. Primary historic:
Architectural merit; historic merit; integrity of original built fabric; compatibility of later alterations or additions to original fabric.

FLETCHER PLACE STUDY AREA				
NO.	ADDRESS	NAME/ KNOWN AS	PRESENT/ HISTORICAL USE	CONDITION, INTEGRITY, SIGNIFICANCE
1	300 Virginia	White Castle	Fast Food/Comm	1 1 1
2	300 S. East	Yellow Cab	Garage/Lt Indus?	3 3 1
3	330 Virginia	Elco Armature Works	Comm/?	2 3 2
4	342 Virginia	Hulskamp Sawworks	Comm/Comm	2 2 2
5	334 Virginia	IPL Substation 16	Mixed	2 2 3
6	349 Virginia	Fifth Wheel	Comm/Comm	2 2 3
7,8,9	444-449 South	Woody's	Comm/Comm	2 3 2
10	502 Fletcher	RWDSU	Union Hall	2 1 1
11	333 College	Pierson Printing	Lt Indus/1 Fam?	1 1 0
12	517 Lord	Hartman House	1 Fam	3 2 2
13	521 Lord	Grumann House	1 Fam	3 2 2
14	525 Lord	Maisoll-Peake House	1 Fam	4 3 2
15	541 Lord	Mobile Home	1 Fam	3 2 1
16	545 Lord	Gansberg House	1 Fam	2 2 2
17	549 Lord	Gansberg-Janke House	1 Fam	2 2 2
18	555 Lord		1 Fam	4 2 3
19	557 Lord		1 Fam	4 2 2
20	603 Lord		1 Fam	3 3 2
21	605 Lord		1 Fam	3 3 2
22	607 Lord		1 Fam	3 3 2
23	313 S. Cincinnati	Gausepohl Cottage	1 Fam	2 2 2
24	311 S. Cincinnati		1 Fam	2 2 2
25	310 S. College	Devine House	1 Fam	3 2 2
26	308 S. College	Pedlow-Devine House	1 Fam	3 2 2
27	312 S. College	Poppensecker-Gausepohl House	1 Fam	2 2 2
28	316 S. College	Henry W. Laut House	Comm/1 Fam	2 1 2
29	320 S. College	Hoosier Equipment Services	Comm	2 2 1
30	322 S. College	John Behrman House	1 Fam	2 3 2
31	324 S. College	Y&B Industrial Printing	Comm/Indus	2 2 2
32	630 Fletcher	Laut Sheet Metal Co.	Lt Indus/Stable	3 2 3
33	630 Fletcher	Laut Sheet Metal Co.	Lt Indus	2 2 1
34	622 Fletcher	Algoe House	1 Fam	2 2 2
35	614 Fletcher	Simpson-Walsh House	1 Fam	2 1 3
36	610 Fletcher	Catterson Cottage	1 Fam	2 1 3

NO.	ADDRESS	NAME/ KNOWN AS	PRESENT/ HISTORICAL USE	CONDITION, INTEGRITY, SIGNIFICANCE
37	606 Fletcher	Ittenbach House	Multi/1 Fam	2 2 2
38	602 Fletcher	Van Deusan House	1 Fam	3 2 2
39	566 Fletcher	Lunt-Grossart House	1 Fam	2 2 2
40	558 Fletcher	Briggs House	Multi/1 Fam	3 3 1
41	556 Fletcher	Bell House	Multi/1 Fam	3 4 1
42	554 Fletcher	Smith House	Multi/1 Fam	3 3 1
43	550 Fletcher	Briggs Flats	Multi/Multi	4 3 2
44	534 Fletcher	Epstein House	1 Fam	3 2 2
45	522 Fletcher	B&B Apartments	Multi	2 2 2
46	522 Fletcher	Stout Barn	Stable/Barn	3 2 3
47	501 Fletcher	Fletcher Place United Methodist Church	Religious	2 2 3
48	529-31 Fletcher	May House	Mixed/1 Fam	2 2 1
49	539 Fletcher	Atkinson-Marks House	Multi/1 Fam	2 2 1
50	543 Fletcher	Hill-Gallahue House	2 Fam/1 Fam	2 2 3
51	545-47 Fletcher	Davey-Devore House	2 Fam/1 Fam	2 1 2
52	549 Fletcher	Ada Apartments	Multi/Multi	2
53	557 Fletcher	Atkinson-Dissette House	Multi/1 Fam	2 2 3
54	601 Fletcher	Andrew Wallace House	Multi/1 Fam	2 2 3
55	605 Fletcher	Ansel B. Denton House	Multi/1 Fam	1 2 3
56	615-17 Fletcher	William A. Hamilton House	2 Fam	1 1 1
57	619 Fletcher	Weakley-Hinkle House	1 Fam	3 3 2
58	410 S. College	Fletcher Place Commu- nity Center	Comm Center/ Religious	3 2 2
59	416 S. College	Holland-Monroe House	1 Fam	3 2 2
60	424 S. College	John McKeand House	1 Fam	3 4 2
61	426 S. College	William Myers House	1 Fam	3 2 2
62	628 Lexington	Wallace/Fisher House	Multi	2 3 1
63	622 Lexington	Isaac King House	1 Fam	2 3 1
64	618-20 Lexington	Joseph Fisher House	1 Fam	2 2 2
65	610 Lexington	Smith-Earnshaw House	1 Fam	2 2 2
66	608 Lexington	Higgins-Glossbrenner House	2 Fam/1 Fam	1 2 3
67	441 S. Park	White-French House	1 Fam	1 1 3
68	423 S. Park	Loomis House		2 2 2
69	421 S. Park	Loomis House	1 Fam	3 2 2

NO.	ADDRESS	NAME/ KNOWN AS	PRESENT/ HISTORICAL USE	CONDITION, INTEGRITY, SIGNIFICANCE
70	415 S. Park	Torbet-Brado House	1 Fam	2 2 2
71	470 Virginia	Egenolf&Rasdall Machine, Inc.	Indus/Comm	2 2 2
72	460 Virginia	Egenolf&Rasdall Machine, Inc.	Indus/Comm	2 2 2
73	448 Virginia	Egenolf&Rasdall Machine, Inc.	Indus/Comm	2 3 0
74	440 Virginia	Trusty's	Comm	2 2 0
75	436-38 Virginia	Haudion Used Cars	Comm	2 2 0
76	432 Virginia	Dickerson Motors	Comm	3 2 0
77	430 Virginia	Rothrock-Sutcliffe House	1 Fam	3 2 3
78	East & Virginia		Comm	2 3 0
79	443 Virginia	National Decorators Supply Co.	Comm/Comm	2 2 2
80	461 Virginia	Egenolf/Hegarty/Gould	Indus	3 3 2
81	501 Virginia	Dealer Trim Services	Comm	2 3 1
82	531 Virginia	Wash on Wheels	Comm	2 3 1
83	520 Virginia	Calvin Fletcher School (No. 8)	Elem School	2 2 3
84	520 Virginia	School 8 Power Plant	Public	2 2 1
85	619 Lexington	Francis Pillet House	2 Fam/1 Fam	2 2 2
86	629 Lexington	Atkinson-Smith House	1 Fam	2 3 1
87	514 S. College	Victor Remas House	1 Fam	2 2 2
88	518 S. College		1 Fam	2 3 2
89	602 Virginia	Irvin's Auto Sales	Comm	3 3 0
90	550 Virginia	George C. Jostin Co.	Comm	2 3 2
91	540 Virginia	Precision Transmission	Comm	2 1 0
92	609 Virginia		Comm	2 2 0
93	611-19 Virginia	Gen. Finance/"Renna"	Comm	2 2 2
94	623 Virginia	Dugout Bar/"The Bower"	Comm	2 2 2
95	629 Virginia		Comm (storage?)	2 3 1
96	635 Virginia	Precision Controls	Comm	3 2 2
97	641-43 Virginia 707 Stevens	Dave's Barber Shop & Drugstore	Comm	3 2 2
98	647 Virginia	National Household Dist.	Comm	2 2 2
99	653 Virginia	Harris Auction	Comm	2 2 2
100	659 Virginia		Comm	2 2 2
101	719 Virginia	Jake Feld Tire Co.	Comm	2 2 0

NO.	ADDRESS	NAME/ KNOWN AS	PRESENT/ HISTORICAL USE	CONDITION INTEGRITY, SIGNIFICANCE
102	680 Virginia	DeMoss & Son, Inc.	Indus/?	2 2 2
103	660 Virginia	DeMoss & Son, Inc.	Indus/?	2 2 2
104	646 Virginia	DeMoss & Son, Inc.	Comm	2 2 2
105	642-44 Virginia	Brenner Casket Co.		2 1 1
106	638 Virginia	Dr. Cole's Office	Comm/Res	3 3 2
107	634-36 Virginia	Gospel Church	Comm	2 2 2
108	630-32 Virginia	Premier Stamp & Coin Co.	Comm/Bank	2 2 2
109	615 S. College	Avon Apartments	Multi	3 2 2
110	729 Elm	Rosenbaum House	1 Fam	2 2 2
111	735 Elm		1 Fam	2 2 2
112	739 Elm	Spiessbach House	1 Fam	2 3 2
113	738 Elm	Fuerchtenicht House	1 Fam	2 2 2
114	734 Elm	Keating-Meyers House	1 Fam	3 2 2
115	730 Elm	Wortman House	1 Fam	2 2 2
116	726 Elm	Myers House	1 Fam	2 2 2
117	722 Elm	Wiggins House	1 Fam	2 2 2
118	525 S. Pine	Hugo-Kottlowski House	1 Fam	3 2 3
119	526 Pine	Wiggington-Kottlowski House	1 Fam	2 1 2
120	709 Lexington	Williams House	1 Fam	2 2 3
121	715 Lexington	Jolly House	1 Fam	4 2 2
122	721 Lexington	Mann House	1 Fam	2 2 2
123	725 Lexington	Haas-Peak House	1 Fam	3 2 2
124	731 Lexington	Wishard House	1 Fam	3 2 2
125	735 Lexington	Mechanics Laundry	Indus	3 2 2
126	748 Lexington	Blizard House	1 Fam	2 2 2
127	744 Lexington	Bellis House	1 Fam	2 2 2
128	740 Lexington	Brado-Marien House	1 Fam	3 2 2
129	736 Lexington	Jackson-Balsey House	1 Fam	3 3 2
130	475 S. Pine	Preston House	1 Fam	2 3 2
131	469-71 S. Pine	Davis House	2 Fam	3 2 2
132	467 S. Pine	Lamb House	1 Fam	3 2 2
133	476 S. Pine	Huggins Cottage	1 Fam	3 2 2
134	730 Lexington	Wright House II	2 Fam	2 2 2
135	726-28 Lexington	Wright House I	2 Fam	2 2 2
136	722 Lexington	Curran-Poorman House	1 Fam	3 2 2

NO.	ADDRESS	NAME/ KNOWN AS	PRESENT/ HISTORICAL USE	CONDITION, INTEGRITY, SIGNIFICANCE
137	718 Lexington	Whitsit-Noble House	1 Fam	2 2 2
138	714 Lexington	McCallian House	Multi/1 Fam	2 3 2
139	710 Lexington		2 Fam/1 Fam	3 2 2
140	706 Lexington	Bill & Ed's Market	Comm	3 2 1
141	702 Lexington		Comm	3 3 0
142	439 S. College	Grumman House	1 Fam	3 2 2
143	401 S. College	Gasoline Station	Comm	3 2 1
144	719 Fletcher	Stripp House	1 Fam	3 2 1
145	723 Fletcher	Furgason House	1 Fam	3 2 1
146	735 Fletcher	Wade House	1 Fam	4 2 2
147	739 Fletcher	Curran-Poorman House	1 Fam	2 2 2
148	743 Fletcher	Matthews-Ruckersfeldt House	1 Fam	3 3 2
149	747 Fletcher	Jones Cottage	1 Fam	2 1 2
150	751 Fletcher	Rufus Swain House II	1 Fam	2 2 2
151	755 Fletcher	Rubush-Swain Cottage	1 Fam	2 2 2
152	759 Fletcher	Fletcher-Rubush House	1 Fam	2 3 2
153	767 Fletcher	Foster-DeRuiter House	1 Fam	3 2 2
154	769 Fletcher	Phoenix Gallahue House	1 Fam	2 3 2
155	752 Fletcher	Septimus Smith House	1 Fam	2 3 1
156	740 Fletcher	Foster-Mowrey House	1 Fam	2 3 2
157	736 Fletcher	Edgerton House	2 Fam/1 Fam	2 2 2
158	732 Fletcher	Moulton House	Multi/1 Fam	2 3 2
159	728 Fletcher	Ragen Residence	Multi/1 Fam	2 3 2
160	718 Fletcher	Pamela Apartments (Charles Richmann House)	Multi/1 Fam	3 2 2
161	716 Fletcher		1 Fam	2 2 0
162	704 Fletcher	Bob's Auto Sales	Comm	3 2 0
163	721-723 Harrison	Charles Richmann House	2 Fam/1 Fam?	2 2 2
164	735 Harrison	Keefe House	Multi	3 2 2
165	739 Harrison	Michael Keefe House	1 Fam	3 2 2
166	743-45 Harrison	Warweg House	2 Fam	2 3 2
167	801 Harrison	Neussel Cottage	1 Fam	2 2 2
168	734 Harrison	Wolfram-Kattaw Cottage	1 Fam	2 2 2
169	732 Harrison	Wolfram-Kattaw Cottage	1 Fam	2 3 2
170	728 Harrison	Kunz Cottage	1 Fam	2 2 2

NO.	ADDRESS	NAME/ KNOWN AS	PRESENT/ HISTORICAL USE	CONDITION, INTEGRITY, SIGNIFICANCE
171	722-24 Harrison	Schwier House	1 Fam	2 1 3
172	317 S. College 325 S. College	Iaria's Restaurant Little Indy Bowl	Comm	2 2 2
173	715 Lord	Spielhoff Cottage	2 Fam	2 2 2
174	719 Lord	Leppert Cottage	1 Fam	2 2 2
175	721 Lord	Evans Cottage	1 Fam	3 2 2
176	725 Lord	Kunz Cottage	1 Fam	2 2 2
177	733 Lord	Wolfram-Kattaw Cottage	1 Fam	3 3 2
178	735 Lord	Wolfram-Kattaw Cottage	1 Fam	2 2 2
179	737 Lord	Richter Cottage	1 Fam	3 3 2
180	319 S. Davidson	Wyatt Cottage	1 Fam	3 3 2
181	301 S. Davidson	Enochs Manufacturing Company	Indus	2 2 2
182	726 Lord	Buckley Cottage	1 Fam	3 2 2
183	724 Lord	Gray Cottage	1 Fam	3 3 2

C. PAINT COLOR STYLES

The following discussion describes paint color styles and tastes during the the Victorian and early 20th centuries, the period of historical significance in Fletcher Place.

1. Victorian Paint Colors

In contrast to the earlier Federal and Greek Revival styles, which emphasized form, mass and symmetry of design, the various Victorian styles tended to break the building into separate parts arranged in irregular patterns. Buildings, and especially residences, were seen as forms and shapes that create an impact on the viewer. Environment, materials, forms, and colors each contributed to the impact and each assumed a new importance in architectural theory. The setting and building were regarded as integral parts of a larger whole. Materials were employed to reflect the character of the surroundings as well as the nature of the materials themselves; and colors were employed to emphasize and create harmonious relationships. Nature and naturalism were the foundations of the theory known as the "picturesque" -- upon which Victorian design was based. But nature had its rules, and natural harmony was a matter of understanding fixed laws, not of taste:

The contrast of colours, which to the superficial observer, appears to be merely a matter of taste, is in fact, governed by fixed laws;... "good taste," and "a good eye," are but common terms for that almost instinctive perception which some persons possess of what is in harmony with these laws or contrary to them, and which is only acquired by others after long and assiduous study.

(Mrs. Merrifield. "The Harmony of Colours." The Crystal Palace Exhibition Illustrated Catalogue, New York, 1970. p. viii.)

The theory of the picturesque and the discussion of harmony and nature were abstractions; but a number of architects and theorists framed practical rules based on the theory. A.J. Downing, the American architect and writer, stated the transition from theory to practice most succinctly:

The practical rule which should be deduced... is, to avoid all those colors which nature avoids. In buildings we should copy those that she offers chiefly to the eye such as those of the soil, rocks, wood, and the bark of trees,-- the material of which houses are built.

(A.J. Downing. The Architecture of Country Houses. New York, 1850, p. 200)

Samuel Sloan, Philadelphia architect and writer on city and suburban architecture, made the same practical point:

In architectural painting, strong or even positive colors are always to be avoided. Soft neutral tints are only proper to be used. For the exterior of a dwelling, nothing is more beautiful than the soft delicate tone of the Connecticut brown stone... in truth it is a safe rule, to adopt, for artificial purposes, the colors of natural objects.

(Samuel Sloan. The Model Architect. 2 vols. Philadelphia 1860, I, p. 78.)

Neutral tints, such as fawn, drab, gray, and brown, were preferable to strong colors; to create harmonious relationships, a building should be painted with lighter and darker tones of a single color rather than with contrasting colors. The character and setting of a house also affected the choice of colors. Cottages should be lighter and less sober than larger houses, although a quiet color was still recommended. Houses exposed to view should be darker, while those hidden by foliage required lighter shades. White was to be only used with caution. From a theoretical standpoint, white was not seen as a color but as an absence of color something never found in nature; practically, sunlight reflecting off a white house created unpleasant glare and made the house stand out from its natural setting.

In choice of colors, natural tones were preferred. Their application to a building also followed rules. The character of a building determined the method of application. Buildings with projecting elements--such as the brackets on Italianate cornices--required several shades of the same color; a lighter tone of the base color applied to projecting elements and mouldings emphasized their projection, while a darker tone on receding elements emphasized recession. Thus, color could be used to enhance the characteristics of the architecture.

If a buildings were a simple cottage a different and simpler set of rules applied. If the basic color were light facings and cornices should be a lighter shade of the color. The principle of harmonious arrangement still applied, but since the structure was simpler and had less architectural detail, the harmonies could be simpler and more direct. Downing's list of colors is a good summary of acceptable Victorian colors: fawn, drab, gray, stone, brown stone, French gray (a slightly blue cast in contrast to gray stone), slate, sage, straw and chocolate. To darken colors for trim, brown was a favorite additive, sometimes with a little red to add warmth. Yellow ochre lightened the tone without producing harsh

contrast. Downing's instructions still left a range of variations in the tone of a specific paint within the field of acceptable colors; but above all harsh contrasts and oppositions were to be avoided.

During the second half of the nineteenth century, the range of color employed became greater. Most of the theoretical writing applied to houses in the styles associated with the High Victorian period--Gothic Revival, Italianate, and Second Empire. Toward the end of the Victorian era other styles emerged that demanded different color treatments using a more varied and richer palate. Positive colors came to be valued for the accents they could provide on the irregularly-massed houses of the late nineteenth century:

The many fronts, diversified as to material with visible framing, shingle or smooth covering, the gable, the porches, etc.... all provide a means for the employment of particolored effects, the most attractive and artistically valuable feature of modern house painting, and one that the old box-pattern house, with its plain flat front, does not so readily admit of.

(Exterior Decoration. Philadelphia, 1976. p. 19.)

While harmony had been stressed by earlier architects, those writing in the last quarter of the century stressed both harmony and contrasts; the idea of "particolored effects" would neither have appealed to the earlier generation nor would it have been appropriate for buildings with unbroken wall surfaces of a single material. Contrast did not, however, mean sharp differentiations between colors that would produce a patchwork appearance; contrast should reinforce the unity of the structure while emphasizing its parts. Most importantly, the late nineteenth century thought of the exterior of the house in terms of ornamental surface rather than in reference to a naturalistic analogy. In particular, dark green, deep red, and black were employed to highlight small details, emphasize window sashes, and paint shutters. These trim colors gave Queen Anne houses a brighter appearance than earlier structures, but the difference was one, both literally and figuratively of accent and not the complete revolution in paint colors that would come in the twentieth century. Throughout the Victorian era, the gaudy had been had been disdained, and harmony--both for the individual building and the building in its setting--remained the one preeminent ideal.

Just prior to the turn of the century as newer styles, such as the Colonial Revival and Free Classic, became more popular a new paint palette was demanded. Once again there was a move away from "particolored effect," both because the

styles did not demand it and because of the change in personal taste. Dark brown, dark green and dark red were once appropriate for Shingle Style houses, but the new use of color demanded lighter and more monochromatic schemes. "Colonial gold and red" were two colors which had been used during the Colonial Period and were revived. But more popular still were gray, off-white and cream colors. This lightening of the palette and the influence of the "White City" of the World's Columbian Exposition in Chicago in 1893 led to the return of white as a popular house color. By the early 1920's houses were again being painted white.

Appropriate color for a house then can be determined through research, or the use of colors which are appropriate to the period and style of the house.

For a more detailed description of the period paint color and sample of appropriate paint for use in Fletcher Place, contact the Indianapolis Historic Preservation Commission.

D. GLOSSARY OF ARCHITECTURAL TERMS*

The following list contains definitions for terms commonly used in architecture and historic preservation.

Bargeboard - A board, often ornately curved, attached to the projecting edges of a gable roof.

Bay Window - A projecting bay with windows that form an extension to the floor space of the internal rooms. On the outside the bay should extend down to ground level.

Bracket - A support element under eaves, shelves, cornices or other overhangs; often more decorative than functional.

Capital - The top decorated member of a column or pilaster.

Clapboard - Narrow, horizontal, overlapping wooden boards that form the outer skin of the walls of many wood frame houses. The exposure of the siding is generally four to six inches apart in older houses.

Corbel - A projection or building-out from a masonry wall, sometimes to support a load and sometimes for decorative effect.

Corner Board - One of the vertical boards at the corner of a traditional wood frame building into which clapboards butt.

Cornice - The top part of an entablature usually molded and projecting, or any continuous molded and projecting cap to a wall or window or door opening. Also, internally, a molded transition between wall and ceiling.

Dentil - One of a series of small rectangular blocks, similar in effect to teeth, which are often found in the lower part of a cornice.

Dormer - A vertically set window on a sloping roof; also, a roofed structure housing such a window.

Double Hung Sash Window - A window with two sashes, one above the other, arranged to slide vertically past each other.

Eaves - The projecting overhang at the lower edge of a roof.

Egg-and Dart - A decorative molding comprised of alternative egg-shaped and dart-shaped motifs.

Entablature - In classical architecture, the part of a structure between the column capital and the roof or pediment.

Fanlight - A semicircular or fan-shaped window with radiating members or tracery set over a door or window.

Fascia - A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or eaves, sides of a pitched roof.

Gable - The portion, above eaves level, of an end wall of a building with a pitched or gambrel roof. In the case of pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Historic District - A geographically definable area possessing a significant concentration linkage, or continuity of sites, buildings, structures, or objects which are united by past events or aesthetically by plan or physical development.

Historic Place - A building, structure, site or object which is recognized for past events or by plan or physical development.

Jamb - The vertical sides of an opening - usually for a door or window.

Joist - One of the small horizontal wood beams that support the floors or ceilings of a building. They are set parallel to one another, usually spaced from 16" to 24" apart.

Lintel - A horizontal beam over an opening in a masonry wall, which carries the weight of the structure above.

Masonry - Wall construction of such materials as brick, stone, or block.

Moldings - A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Pediment - A wide, low-pitched gable surmounting the facade of a building in a classical style; also any similar triangular crowning element used over doors, windows, and niches.

Pilaster - A flat-faced or half-round column which appears as if embedded in the surrounding wall and which projects slightly from it.

Pitch - The angle or slope of a roof.

Pointing - The outer, and visible, finish of the mortar between the bricks or stones of a masonry wall.

Rafter - One of the sloping structural members in a pitched roof.

Sash - A frame in which the panes of a window are set.

Sill - The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

* Source — Early Columbus, Leroy Troyer & Associates, 1977.

E. DEFINITIONS

The following definitions were taken from The Secretary of the Interior's Standards for Historic Preservation Projects, 1979.

Preservation. The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Stabilization. The act or process of applying measures designed to re-establish a weatherresistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

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